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5 bedroom house for sale

Country House For Sale

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Price: €530,000

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Alignan-du-Vent Languedoc-Roussillon

With five bedrooms, a study, a formal living room as well as the kitchen / dining area, large terrace and a vast garage space it has been much loved as a family home but the children have now moved out so it is time to find new owners.

Whilst very comfortable at present, the potential is enormous either as a large family home or chambre d'hôte (B&B). The layout allows for a private area for the owners plus a separate area for guests. The bedrooms are large enough to allow for the addition of ensuite bathrooms and dressing rooms and the attic could become a further bedroom with ensuite. It just needs your personal touch to the interiors. There is also a further room on the ground floor of 50m<sup>2</sup> with its own entrance that could become an independent studio or office. The terrace space could be enlarged or a suspended pool added.

Alignan du Vent is a popular yet calm village with all the necessary shops - bakery, pharmacy, cafe/brasserie / pizza restaurant and a small butchers / grocers. It is just ten minutes from historic Pezenas with its wine bars, cafes, shops and galleries.

The garage offers parking for 5 cars and various storage areas. The house is slightly set back from the street with a small garden of 90m<sup>2</sup> at the front of the house.

Ground floor:

Garage & storage: approx 200 sqm.

Room with independent access 50m<sup>2</sup>

Entrance 14m<sup>2</sup>.

First floor

Kitchen 5m x 5.3m = 26.5m<sup>2</sup>

Dining room 5m x 5.2m = 26m<sup>2</sup>

Study 4m x 4.4m = 17.6m<sup>2</sup>

Formal living room 7m x 4.9m = 30.3m<sup>2</sup>.

Master bedroom 1 7.10m x 4.6m = 30.3m<sup>2</sup> with built in wardrobe of 2.4m<sup>2</sup>.

Ensuite (two way) bathroom  $3.2\text{m} \times 2.1\text{m} = 6.7\text{m}^2$

Hallway  $2.1\text{m} \times 9.5\text{m} = 20\text{m}^2$

First floor terraces

Dining room terrace:  $4.3\text{m} \times 3.5\text{m} = 15\text{m}^2$ .

Kitchen terrace  $6.8\text{m} \times 5.5\text{m} = 37.4\text{m}^2$  plus  $4.3\text{m} \times 3.55\text{m} = 15\text{m}^2$ .

Second Floor

Bedroom 2  $4\text{m} \times 4.5\text{m} = 18\text{m}^2$  + wardrobe of  $1.9\text{m}^2$

Bedroom 3:  $7\text{m} \times 4.9\text{m} = 30.3\text{m}^2$

Bedroom 4:  $7.1\text{m} \times 4.6\text{m} = 30.3\text{m}^2$  + wardrobe of  $1.4\text{m}^2$

Bedroom 5:  $5\text{m} \times 4.8\text{m} = 24.5\text{m}^2$  + wardrobe of  $1.4\text{m}^2$

Shower room:  $2\text{m} \times 2.1\text{m} = 4.2\text{m}^2$

Attic  $33.6\text{m}^2$  with a window + loft space  $80\text{m}^2$ .

Hallway  $2.04 \times 9.6\text{m} = 19.5\text{m}^2$ .

Agency commission included in the advertised price and payable by the sellers.

