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Spacious Village House With 95 M2 Of Living Space, Plus A Garage And Views...

Alignan Du Vent , Hérault , Occitanie



€125,000

inc. of agency fees

3 Beds

2 Baths

Village with all shops, bar/restaurant, schools, 15 minutes from Pezenas, 5 minutes from Magalas and Roujan, 25 minutes from Beziers and 40 minutes from the coast. Spacious village house, nicely located...

At a Glance

Reference	MFH-LFR-GP139000E	Near to	Alignan Du Vent	Price	€125,000
Bed	3	Bath	2	Land Tax	N/A
		Pool	No		

Property Description

Village with all shops, bar/restaurant, schools, 15 minutes from Pezenas, 5 minutes from Magalas and Roujan, 25 minutes from Beziers and 40 minutes from the coast.

Spacious village house, nicely located on the edge of a small river, offering 130 m2 of living space including

3 bedrooms and 2 bathrooms, plus a garage. Beautiful location in a lovely village minutes not far from Pezenas.

Ground = Garage of 55 m² with stone arch.

1st = Kitchen of 13.5 m² (high and low units, sink and cooker) + dining room of 14.1 m² + lounge of 16 m².

2nd = Hall of 2.8 m² + 2 bedrooms of 10 m² and 12 m² + washroom of 5.3 m² (shower, washbasin and WC) + en suite bedroom of 11.6 m² with washroom of 4.4 m² (shower, washbasin and WC).

Extras = Electric heating + annual land tax of about 500 € + estimated amount of annual energy consumption for standard use: between 1750 € and 2400 € per year. Average energy prices indexed to the year 2022 (including subscriptions) + quiet location in the centre of the village + small park on the edge of the river just in front of the house + new roof.

Price = 125.000 € (Good location in the village !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques.gouv.fr

Property Id : 34378

Price: 125,000 €

Bedrooms: 3

Bathrooms: 2

Reference: GP139000E

Other Features

Immediately Habitable

Private parking/Garage

Rental Potential

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€125,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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