LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46119DAL34 Price: 172 000 EUR

agency fees to be paid by the seller

**Stone village house with bright living spaces, two bedrooms and spacious roof terrace.**















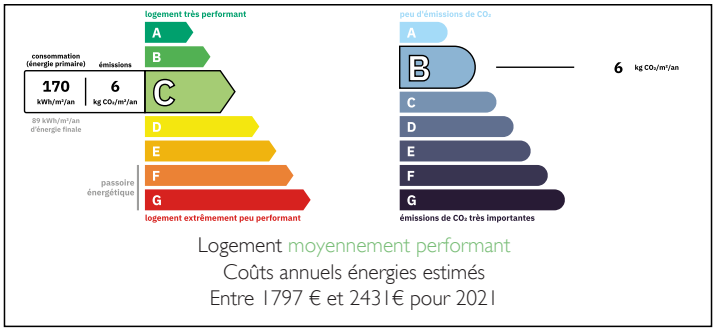
## INFORMATION

| | |
|---|---|
| Town: | Alignan-du-Vent |
| Department: | Hérault |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 113 m2 |
| Plot Size: | 18 m2 |

## IN BRIEF

Located in the charming village of Alignan-du-Vent, this beautiful stone property is arranged over three floors and offers an abundance of character and spacious accommodation. The property features two reception rooms, a fitted kitchen, two bedrooms, and an additional versatile. There is a family bathroom with a bath and a separate shower room with WC. Outside, a spacious roof terrace enjoys lovely rooftop views. The property also benefits from reversible air conditioning, and the village offers a range of amenities for everyday living, including a bar/restaurant, bakery, post office, convenience shop and pharmacy.

## ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 1797 € et 2431€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **619 EUR** |

## NOTES

## DESCRIPTION

Ground Floor:
Entrance into the first reception room with exposed stone walls. A few steps lead down to a utility/storage area and a wet room with shower and WC. There is also a second entrance from the side street.

First Floor:
Fully equipped kitchen with a dining area, leading to the lounge with access to a front-facing balcony, ideal for enjoying your morning coffee.

Second Floor:
Open-plan space that could be used as an office or guest area, leading to a bathroom with a shower over the bath, wash basin, and WC. Access to the spacious bedroom with built-in wardrobes.

Third Floor:
Bedroom with fitted shelving and access to a large roof terrace with water and electricity.

The property benefits from reversible air conditioning throughout.

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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr