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## Former Farm/wine Making Property Offering 2 Accomodations Of 560 M2 And...

**Alignan Du Vent , Hérault , Occitanie**



**€1,590,000**  
inc. of agency fees

7 Beds

5 Baths

5 minutes from the lively and touristic medieval town of Pezenas, 25 minutes from Beziers, 25 minutes from the coast, with all shops and restaurants. An invitation to various projects (events organisation,...

### At a Glance

**Reference** MFH-LFR-  
TA1590000E

**Bed** 7

**Near to** Alignan Du Vent

**Bath** 5

**Pool** Yes

**Price** €1,590,000

**Land Tax** N/A

### Property Description

5 minutes from the lively and touristic medieval town of Pezenas, 25 minutes from Beziers, 25 minutes from the coast, with all shops and restaurants.

An invitation to various projects (events organisation, riding school, restaurant etc:) with this former farm/wine making property offering 2 accommodations of 560 m2 and 100 m2 (guardian lodge) on about 3.5 ha of land. The main house was renovated with quality, the rooms are all ultra spacious. Nice garden area with pool, a lovely interior courtyard leading to 2 stone wine caves. Possibility of market gardening on the attached lands!

#### Main home

Ground = Entrance hall of 45 m2 + vaulted lounge of 70 m2 leading to the interior courtyard of 121 m2 (with access to the wine barns) + equipped kitchen of 32 m2 (upper and lower units, electric oven, hob, extractor, sink, fridge and dishwasher) and access to the front garden + WC and cloakroom of 8 m2.

1st = Large lounge of 69.5 m2 with access to the back garden/pool + en suite bedroom of 41 m2 with bathroom of 25 m2 (hydro jet bath, 2 washbasins, shower, bidet and WC) + en suite bedroom of 30 m2 with bathroom of 6.6 m2 (bath, washbasin and WC) + hall of 6.5 m2 + en suite bedroom of 31 m2 with washroom of 9 m2 (italian walk-in shower, washbasin and WC).

2nd = Mezzanine of 12 m2 + another mezzanine of 16.8 m2 with access to an en suite bedroom of 29 m2 with bathroom of 7.4 m2 (bath, WC and 2 washbasins) + en suite bedroom of 31 m2 with washroom of 9 m2 (italian walk-in shower, WC and washbasin).

#### Guardian house

Independent home of 100 m2 of living space with 2 bedrooms and 2 gardens

Exterior = 2 stone barns of 280 m2 each + 2 attached large plots (about 3 hectares) watered with Bas Rhone + pool (12x6m, chlorine) with sliding hard cover.

Extras = Oil central heating + reversible air conditioning in the bedrooms + home in excellent condition + annual land tax of 3800 € + ideal location for a good visibility + borehole + well + 3 septic tanks + 2 electric meters + town electricity.

Price = 1.590.000 € (Beautiful property)

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](http://georisques.gouv.fr)

Property Id : 38332

Property Size: 660 m2

Property Lot Size: 35,000 m2

Bedrooms: 7

Bathrooms: 5

Reference: TA1590000E

**Other Features**

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

## Summary

Property type:	House
Bedrooms:	7
Bathrooms	5
Price	€1,590,000

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie

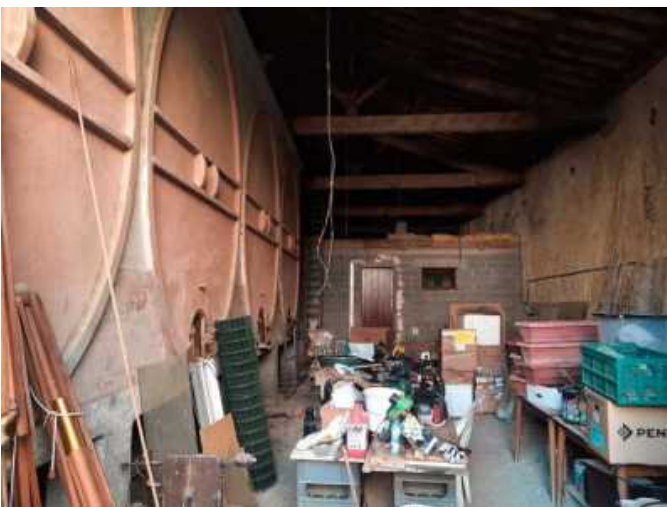


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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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