

[Click to view MFH-LFR-TA1590000E](#)

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

**Alignan Du Vent , Herault , Occitanie**



# €1,299,000

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...

### At a Glance

**Reference** MFH-LFR-TA1590000E

**Bed** 7

**Near to** Alignan Du Vent

**Bath** 5

**Pool** Yes

**Price** €1,299,000

**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 m<sup>2</sup> and 100 m<sup>2</sup> (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 m<sup>2</sup> + vaulted lounge of 70 m<sup>2</sup> leading to the interior courtyard of 121 m<sup>2</sup> (with access to the wine barns) + equipped kitchen of 32 m<sup>2</sup> (upper and lower units, electric oven, hob, extractor, sink, fridge and dishwasher) and access to the front garden + WC and cloakroom of 8 m<sup>2</sup>.

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

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

#### Guardian house

Independent home of 100 m<sup>2</sup> of living space with 2 bedrooms and 2 gardens

Exterior = 2 stone barns of 280 m<sup>2</sup> 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 = 1.299.000 € (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 : 56162

Property Size: 660 m<sup>2</sup>

Property Lot Size: 35,000 m<sup>2</sup>

Bedrooms: 7

Bathrooms: 5

Reference: TA1590000E

**Other Features**

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

With Land/Garden

## Summary

Property type:	House
Bedrooms:	7
Bathrooms	5
Price	€1,299,000

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie

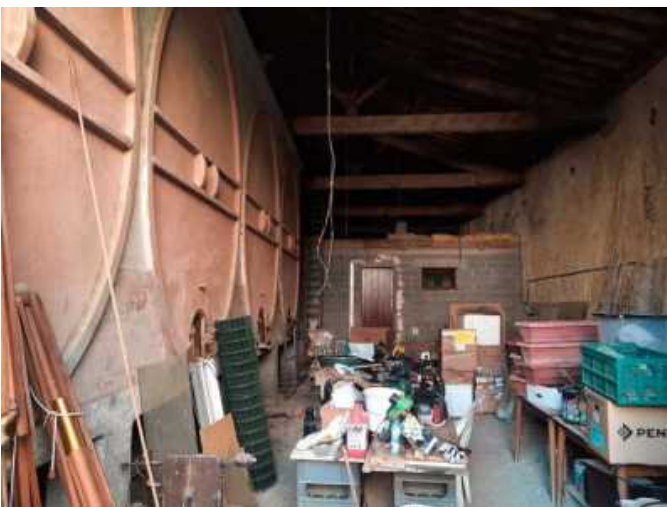


## Gallery













As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates