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## Pretty And Spacious Character Village House With 108 M2 Of Living Space...

**Alignan Du Vent , Hérault , Occitanie**



# €169,000

inc. of agency fees

3 Beds

1 Baths

Village with all shops and services, 5 minutes from Servian, 15 minutes from Pezenas and motorway, and 25 minutes from the coast. Spacious character village house offering 108 m2 living space including...

### At a Glance

<b>Reference</b>	MFH-LFR-AP189000E	<b>Near to</b>	Alignan Du Vent	<b>Price</b>	€169,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Village with all shops and services, 5 minutes from Servian, 15 minutes from Pezenas and motorway, and 25 minutes from the coast.

Spacious character village house offering 108 m2 living space including 3 bedrooms plus a very nice roof

terrace of about 15 m2. A few refreshments to foresee. Very sound house. A must see !

Ground = Entrance onto a living room/kitchen of 35 m2 with fireplace + WC + laundry area.

1st = Hall of 8 m2 + bedroom of 15.3 m2 + bedroom of 16 m2 + bathroom of 6.7 m2 (bath, WC and 2 washbasins).

2nd = Bedroom/leisure room of 23 m2 (possibility to have it independent from the terrace ) with access to the terrace of 15 m2.

Extras = Sound home + good location + very pleasant village + fireplace and electric heating + estimated amount of annual energy consumption for standard use: between 2410 € and 3310 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 763 € + some refreshments to foresee.

Price = 169.000 € (Cosy and with a super terrace !)

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 : 57426

Property Size: 108 m2

Property Lot Size: 66 m2

Bedrooms: 3

Bathrooms: 1

Reference: AP189000E

### **Other Features**

Immediately Habitable

Outside space

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€169,000

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery







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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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