

Charming Maisonette with two bedrooms, two bathrooms and private terrace, located near Pézenas



INFORMATION

Town:	Alignan-du-Vent
Department:	Hérault
Bed:	2
Bath:	2
Floor:	75 m ²
Plot Size:	25 m ²

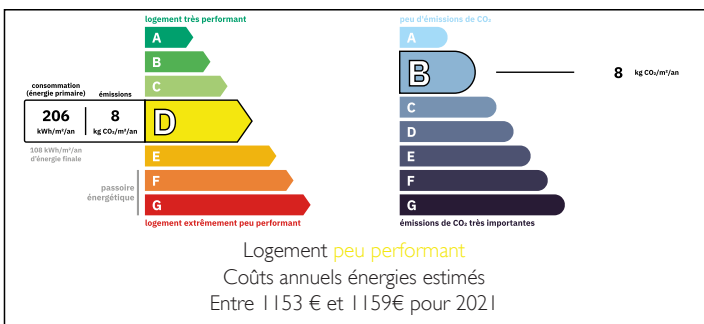
IN BRIEF

Discover this two-bedroom maisonette located in the private estate of Saint Martial, near Alignan-du-Vent. Founded in the 8th century on the ruins of an ancient Roman villa, this authentic place bears witness to a rich historical past. The estate offers private parking, use of two outdoor pools and private gardens, and is located amongst vineyards close to the market town of Pézenas.

The property itself is arranged over three floors and offers an open-plan living/dining/kitchen area with a feature stone vat. There are two good-sized bedrooms, two bathrooms both with WC, showers and sinks, and a storage area. To the front of the property there is a private paved terrace.

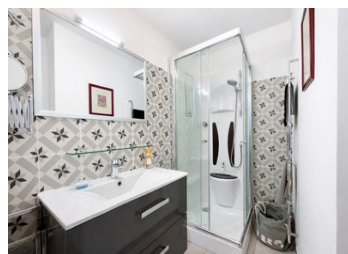
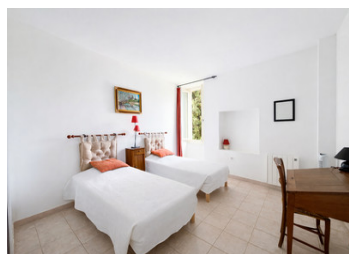
The property offers a great opportunity as a lock-up-and-leave holiday home, pied-à-terre, or as a seasonal rental.

ENERGY - DPE



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.



DESCRIPTION

Ground Floor:

Lounge/Dining/Kitchen – 25m²

Bathroom (WC/Sink/Shower) – 4.5m²

Storage cupboard – 2m²

Private garden/terrace – 15m²

First Floor:

Bedroom One – 12.5m² + built-in wardrobes

Bathroom 2 (WC/Sink/Shower) – 4m²

Second Floor:

Bedroom Two – 17m²

The property benefits from electric heating and double glazing.

Option to purchase part furnished.

Average monthly expenses declared by the seller: €106.32 per month (or €1,275.88 per year).

Pézenas – 5 minutes

Béziers Airport – 30 minutes

Montpellier Airport – 60 minutes

Easy access to the A75/A9 autoroutes.

LOCAL TAXES

Taxe foncière: **799 EUR**

Taxe habitation: **EUR**

NOTES

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