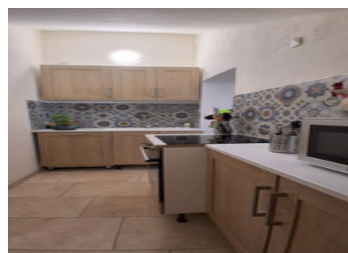
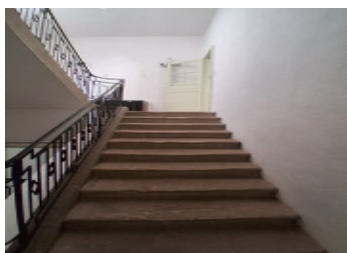


A renovated townhouse in the historic centre of Alignan du Vent – 10 minutes from Pézenas



INFORMATION

Town:	Alignan-du-Vent
Department:	Hérault
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	0 m2



IN BRIEF

Come and discover this characterful house situated in the historic centre of Alignan-du-Vent, just 10 minutes from Pézenas.

Fully renovated, it harmoniously combines old-world charm with modern comfort.

The ground floor features a cosy living/dining room, a separate, fully fitted kitchen with an adjoining pantry, and a wood-pellet stove for cosy winter evenings.

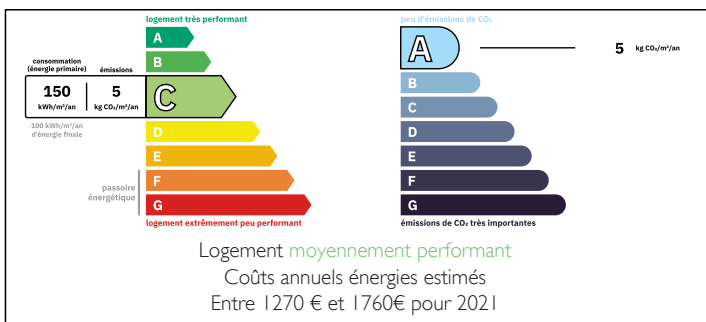
A magnificent staircase, the true architectural gem of the house, leads to the upper floors.

The first floor comprises a bedroom with a fireplace, a walk-in wardrobe and terracotta floor tiles. A shower room/WC and a utility room complete this floor.

The second floor features two bedrooms with exposed beams and a shower room with WC.

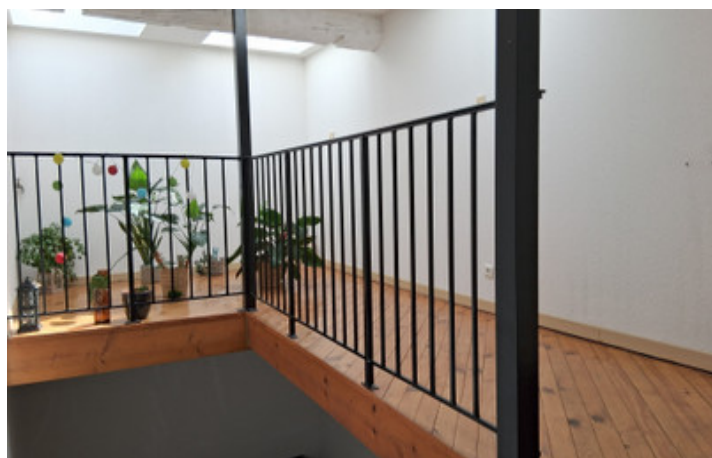
The third floor offers a versatile space ideal for a reading nook, a gym, a conservatory or a bright home office.

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.



LOCAL TAXES

Taxe foncière: 324 EUR

NOTES

DESCRIPTION

Situated in the heart of the historic centre of Alignan-du-Vent, just 10 minutes from Pézenas, this characterful house offers a subtle balance between old-world charm and modern comfort. Fully renovated, light and peaceful, it charms with its period features and high-quality fittings.

The ground floor features a cosy living/dining room and a separate, fully fitted kitchen with its own pantry.

A wood-pellet stove creates a warm atmosphere perfect for enjoying winter evenings.

A magnificent staircase, the very backbone of the house, harmoniously connects the floors and is one of the property's most striking architectural features.

The first floor comprises a spacious bedroom with a fireplace, a walk-in wardrobe and terracotta floor tiles. An en-suite shower room with a toilet and a utility room complete this floor.

The sleeping area continues on the second floor with two bedrooms. A shower room with a toilet ensures maximum comfort.

The top floor offers additional living space and allows you to create, as you wish, a reading nook, a gym, a conservatory or an extra study.

Additional features:

Double glazing.

High ceilings.

Original features preserved.

Free parking in front of the house and in the surrounding area.

Quiet neighbourhood, with shops and schools nearby.