



## House 4 bedroom(s) for sale



### Στοιχεία μεσίτη

|                   |                                   |
|-------------------|-----------------------------------|
| Όνομα:            | Patrick Gibbins                   |
| Όνομα εταιρείας:  | Artaxa Immo Sarl                  |
| Χώρα:             | France                            |
| Experience since: | 2008                              |
| Τύπος υπηρεσίας:  | Selling a Property                |
| Specialties:      | Property Type: Apartments, Houses |
| Τηλέφωνο:         |                                   |
| Languages:        | French                            |
| Site:             |                                   |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 511,357.57 |

### Τοποθεσία

|                        |            |
|------------------------|------------|
| Χώρα:                  | France     |
| Νομός/Περιοχή/Επαρχία: | Occitanie  |
| Πόλη:                  | Servian    |
| Ταχυδρομικός κωδικός:  | 34290      |
| Δημοσιεύθηκε:          | 02/09/2024 |

### Περιγραφή:

House with 4 bedrooms, swimming pool and a converted outbuilding for sale - €488,000

Nestled on the outskirts of the village of Servian, outside the subdivision, this single-storey property complex extends over 1,550 m2 of wooded land, not overlooked.

Main house of 125m2 includes 3 bedrooms, one with its bathroom, a living room with open kitchen, a covered terrace of 28 m2, 1 bathroom but also a room of 21 m2 which could be converted into a master suite as well as a garage of 20m2.

The second building of approximately 40 m2 has air conditioning, a bedroom, a bathroom and a living room. You can relax by the swimming pool in a green and wooded garden. The services are numerous: reversible heat pump, thermodynamic tank, water softener, new micro treatment plant, 7.2 KW photovoltaic panels, aluminum window, electric shutters and motorized gates.

An additional asset: a mobile home equipped with 2 bedrooms and a chicken coop for lovers of tranquility and nature. Guaranteed favorite. Everything is there! Its location 5 minutes from the A75, 10 minutes from Beziers and Pezenas. Its ideal environment for nature lovers but also the numerous services which make this unit energy efficient.

To visit without delay. Legal Mentions (in French) : Honoraires a la charge du vendeur.

Les informations sur les risques auxquels ce bien est expose sont disponibles sur le site Georisques :



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

Κατασκευάστηκε: 1976

## Κοινά

Κρεβατοκάμαρες: 4  
Μπάνια: 2  
1/2 baths: 2  
Τελειωμένα τετραγωνικά πόδια: 165 τ.μ  
Μέγεθος αυλής: 1550 τ.μ

## Room details

Total rooms: 5

## Building details

Number of Off Road Parking: 3  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.052.778

