



## House 4 bedroom(s) for sale



### Informazioni sull'Agente

Nome:	Patrick Gibbins
Nome della ditta:	Artaxa Immo Sarl
Nazione:	France
Experience since:	2008
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	
Languages:	French
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 521,362.34

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Servian
Cap:	34290
Pubblicato:	02/09/2024

### Descrizione:

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 m<sup>2</sup> of wooded land, not overlooked.

Main house of 125m<sup>2</sup> includes 3 bedrooms, one with its bathroom, a living room with open kitchen, a covered terrace of 28 m<sup>2</sup>, 1 bathroom but also a room of 21 m<sup>2</sup> which could be converted into a master suite as well as a garage of 20m<sup>2</sup>.

The second building of approximately 40 m<sup>2</sup> 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 :



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

Costruito: 1976

## Comune

Camere da letto: 4  
Bagni: 2  
1/2 baths: 2  
Finito piedi quadrati: 165 mq  
Dimensione del lotto: 1550 mq

## 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

