



## House 4 bedroom(s) for sale



### Agent Info

Naam:	Patrick Gibbins
Bedrijfsnaam:	Artaxa Immo Sarl
Mistlampen:	France
Experience since:	2008
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	
Languages:	French
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 350,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Servian
Postcode:	34290
Geplaatst:	01-07-2024

### Omschrijving:

This spacious, lovely modern villa with pool is in the wine producing village of Servian. The villa has 4 bedrooms, a swimming pool, terrace, garden and large garage 66m<sup>2</sup>. Rare! Do not miss out!

You enter the house where you will find an open plan living/dining that leads onto an enclosed veranda. The kitchen is equipped and spacious. Double glazing throughout and a wood fire and electric heaters. Access down to the garage, a shower room, wc and a bedroom complete this level.

On the second floor of the villa has 3 spacious bedrooms and a bathroom with a wc. There is a large dressing room in the aves - with a window - so could be an office or another bedroom. There is also a large storage room. The first level has access to the terrace with views of the garden and beyond.

Outside, 520m<sup>2</sup> grounds with pool and garage. There is parking for 2 cars and 2 in the garage.

Do not miss out on this ideal home or holiday home. Servian is a village close to Beziers, the beach and transport links. This will go quickly! Visit today!

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).

Gebouwd:	1988
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## Algemeen

Slaapkamers:	4
Badkamers:	2
1/2 baths:	2
Afgewerkte vierkante meter:	154 m <sup>2</sup>
Lot Afmeting:	520 m <sup>2</sup>

## Room details

Total rooms:	6
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## Building details

Number of Off Road Parking:	3
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.870.501

