



House 3 bedroom(s) for sale

اطلاعات مشاور املاک

Patrick Gibbins	نام:
Artaxa Immo Sarl	نام شرکت:
France	کشور:
2008	Experience since:
Selling a Property	نوع خدمات:
Specialties:	
Apartments, Houses	Property Type:
	تلفن ثابت:
French	Languages:
	وب سایت:



توضیحات آگهی

فروش
EUR 320,000آگهی برای:
قیمت:

اطلاعات مکانی

France
Occitanie
Servian
34290
2024/04/08کشور:
استان:
شهر:
کد پستی:
تاریخ آگهی:
توضیحات:

Charming Three-Bedroom Villa in Quiet Servian Neighbourhood - Generous 600m2 Plot - Garage - €320,000

Located in a tranquil area of Servian, this charming villa offers a comfortable and functional living space, perfect for a family or those seeking tranquility in a picturesque setting. With a living area of 86m2 on a generous plot of 600m2, this property provides a perfect balance of privacy and outdoor space.

Upon entering the ground floor, you are greeted by a bright living area comprising a spacious lounge, a welcoming dining area, and a fully equipped kitchen, ideal for preparing delicious meals for family gatherings or entertaining friends. A practical touch is added with separate toilets featuring a window for natural ventilation, along with a 12m2 laundry/utility room and a large 31m2 garage to meet your storage and parking needs.

Upstairs, you will find three well-appointed bedrooms, offering each occupant a private space to retreat and relax. A modern bathroom and separate toilets complete this floor, providing comfort and convenience for the entire family.

This home is equipped with modern features to enhance your quality of life, including reversible air conditioning, electric roller shutters, and mosquito nets for year-round comfort. Additionally, you will benefit from energy efficiency with new solar panels with storage battery, a new solar thermodynamic hot water heater, and a brand-new electrical panel, offering significant energy savings.

The property is built on a crawl space to ensure structural stability, and tiled terraces provide elegant and



low-maintenance outdoor spaces. A borehole is also available for garden watering, adding a touch of sustainability to this eco-friendly home.

Ideally located close to schools, a college, shops, and a medical center, this villa offers convenient and comfortable living for the entire family. Furthermore, with the possibility of parking a camper on the premises and the potential to create a swimming pool, this property offers immense potential for creating unforgettable memories and fully enjoying the Mediterranean lifestyle.

Just 20 minutes from the sea, this villa offers a perfect balance between the tranquility of the countryside and the proximity to the pleasures of the coast, providing an enviable lifestyle in an enchanting setting.

Contact us to arrange a viewing and discover all this property has to offer.

Located in the heart of the Hérault department in the Occitanie region, the municipality of Servian offers a peaceful and picturesque living environment, ideal for those seeking tranquility while remaining close to urban amenities.

Nestled between the renowned vineyards of the region and the stunning Mediterranean coast, Servian enjoys a privileged location that combines the charm of the countryside with easy access to the pleasures of the sea.

The municipality itself is steeped in history and character, with its narrow streets lined with stone houses, squares shaded by centuries-old plane trees, and a warm, typically Mediterranean atmosphere.

Servian offers a full range of services and amenities, including schools, shops, restaurants, and recreational facilities, ensuring a pleasant quality of life for its residents.

Furthermore, Servian's proximity to larger cities such as Beziers and Montpellier provides a plethora of cultural, educational, and professional opportunities while remaining at a comfortable distance to enjoy the serenity of the countryside.

Whether for its picturesque landscapes, rich cultural heritage, or relaxed lifestyle, Servian offers an unparalleled quality of life in a sunny Mediterranean environment, making this municipality a prime destination to set roots and fully enjoy all that the region has to offer.

Legal Mentions (in French) : Honoraires à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Georisques : www.georisques.gouv.fr.

ساخته: 1990

اطلاعات عمومی

اتاق خواب: 3

اتاق خواب: 1

1/2 baths: 2

فوت مربع تمام شده: 86 متر

زیر بنا: 600 متر

Room details

Total rooms: 4

Building details

Number of Off Road Parking: 2

Outdoor Amenities: Pool



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Date Available:

Contact information

IX5.610.858

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