

Superb detached villa, 137m² of living space, 4 bedrooms. Garden, swimming pool, double garage. 650m² plot.

EXCLUSIVE

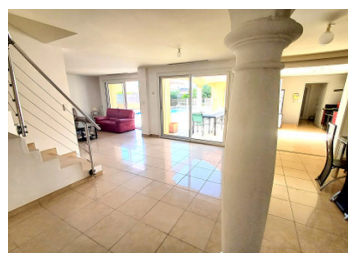
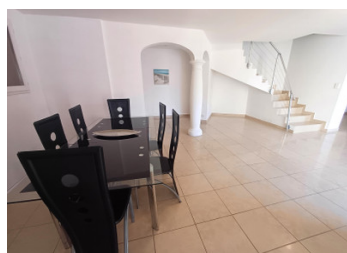


INFORMATION

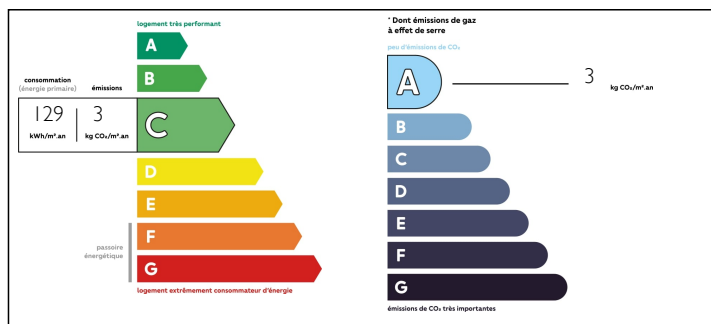
Town:	Servian
Department:	Hérault
Bed:	4
Bath:	2
Floor:	137 m ²
Plot Size:	650 m ²

IN BRIEF

A super modern and spacious house in excellent condition with 137 m²(approx.) of living space, situated on a plot of 650 square metres. The villa boasts the following features: 50m² of open-plan living room/ dining area with large french windows accessing the terrace and garden. A fully equipped fitted kitchen, a laundry room with access to the garage, 4 bedrooms, 2 bathrooms. It is equipped with reversible air-conditioning, double glazing, solar panels which currently generate an income of around 1,500 euros a year, a water-softening system and electric shutters. Terrace, veranda, a fenced garden, a gorgeous swimming pool, a summer kitchen with a brick barbecue and pizza oven, a large double garage with underground storage space plus private parking for numerous vehicles. A property not to be missed.

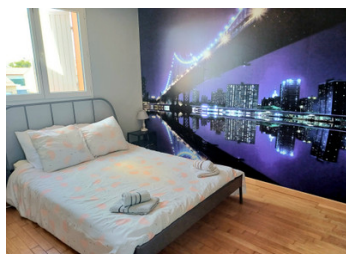
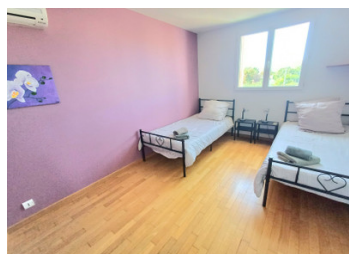


ENERGY - DPE



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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: 1903 EUR

NOTES

DESCRIPTION

This gorgeous villa is situated in a tranquil residential area close to the centre of the wine making village of Servian and is within walking distance to all conveniences: large supermarket with café; boulangerie for superb baguettes and croissants; 3 weekly markets; town centre with bank, restaurants and shops; vineyard walks and wine tasting venues. 15 km to the city of Beziers, 20 minutes to the Beziers Airport, 20 minutes to the charming medieval town of Pezenas and less than 30 minutes to numerous spectacular beaches making it an ideal property as a primary or secondary residence.

Property in a nutshell:

137m² of living space on a plot of 650m²,

Ground floor:

Entrance hall,

Open-plan living/dining room of 50m² with wood-burning stove,

Fitted kitchen of 12m²,

Laundry room of 6m²,

Master suite consisting of a bedroom of 15m² with access to the pool, bathroom of 7m² with bath and walk-in shower plus a 4m² dressing room.

Bedroom/bureau of 11m².

Separate WC,

Second floor

Double bedroom 13.50m² with fitted closets,

Double bedroom 13m² with fitted closets,

Bathroom,

Separate WC.

Exterior:

Electronically-enclosed entrance,

Swimming pool 10m x 4m,

Terrace,

Veranda,

BBQ/summer kitchen area with brick barbecue and pizza oven,

Electric marquee for shade in the outdoor dining areas,

Garden area,