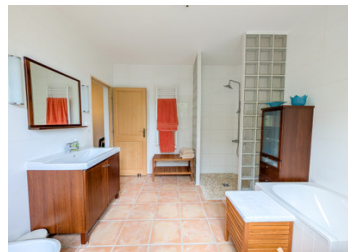
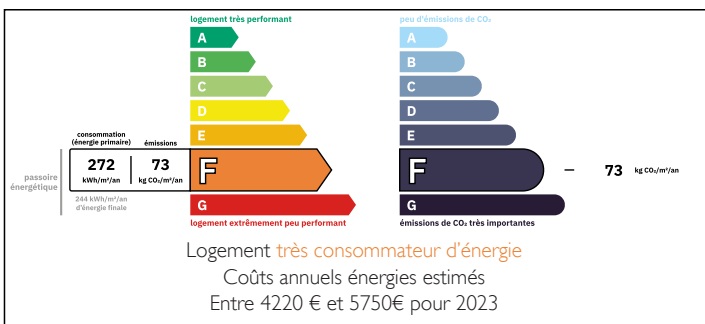


Bright single-storey home with open views, 3 beds, large garage, within walking distance of local amenities

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Serviès-en-Val
Department:	Aude
Bed:	3
Bath:	2
Floor:	130 m <sup>2</sup>
Plot Size:	915 m <sup>2</sup>

## IN BRIEF

Located at the entrance of Serviès en Val, a charming village with a bar-restaurant, grocery store, fresh produce shop, delicatessen and an art centre, all within walking distance, this single-storey home offers a peaceful setting just 20 min from Trèbes and 25 min from Carcassonne, its train station and airport.

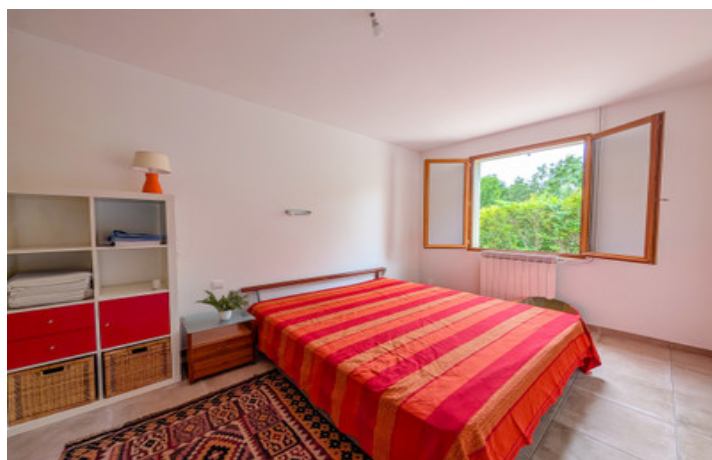
With no overlooking neighbours, it opens onto a green and quiet environment while staying close to village life.

Bright and well maintained, it features a spacious double living room, an equipped kitchen, three bedrooms including a master suite, a second bathroom, three toilets, a storage cupboard and a 58 m<sup>2</sup> garage.

Recent improvements have been made (including façade, floors, and walls) and are covered by a

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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.



## DESCRIPTION

Room dimensions (measurements subject to error)

Entrance / hallway: 11.1 m<sup>2</sup>

Living room: 34.5 m<sup>2</sup>

Kitchen: 15.65 m<sup>2</sup> (fitted and equipped)

First bedroom: 11.7 m<sup>2</sup> + 6.5 m<sup>2</sup> (en-suite bathroom with shower, bath, WC and bidet)

Second bedroom: 14.6 m<sup>2</sup>

Hallway: 3 m<sup>2</sup>

WC: 1.9 m<sup>2</sup>

Bathroom: 10 m<sup>2</sup> (shower, bath, WC)

Hallway: 5.6 m<sup>2</sup>

Third bedroom: 11.9 m<sup>2</sup>

Storage cupboard: 2.8 m<sup>2</sup>

Garage of 58 m<sup>2</sup> with a 31 m<sup>2</sup> mezzanine

Attic (not suitable for conversion) but easily accessible over the entire surface of the house

## LOCAL TAXES

**Taxe foncière: 850 EUR**

### Location

Serviès-en-Val is a charming village nestled in the heart of the Aude and surrounded by the picturesque Corbières. It perfectly blends the tranquility of rural life with a dynamic local community. The house sits at the edge of the village, the perfect spot to peacefully enjoy your garden while being just a few steps away from local life.

## NOTES

In this village, you can enjoy an exhibition venue that showcases local creativity, a cozy café-restaurant serving delicious regional dishes, and a greengrocer/deli offering fresh produce and artisanal charcuterie.

In addition, there's a small grocery store combined with a dépôt de pain for everyday essentials, an atm, and even a school and a football stadium.

With these amenities and its authentic Southern French atmosphere, Serviès-en-Val truly embodies the charm of life in the Aude, all within easy reach of Carcassonne and the surrounding vineyards.