LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A07168 Price: 380 000 EUR

agency fees to be paid by the seller

**Serviès-en-Val - Characterful 5-bedroom stone village house with heated pool and panoramic mountain views.**

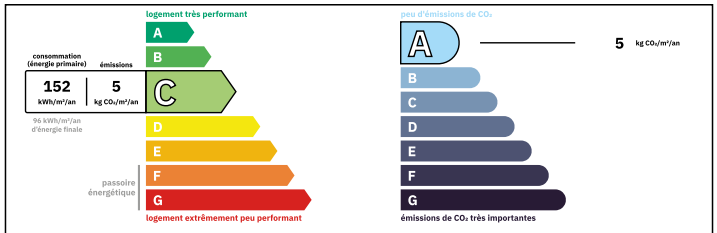
## INFORMATION

| | |
|---|---|
| Town: | Serviès-en-Val |
| Department: | Aude |
| Bed: | 5 |
| Bath: | 3 |
| Floor: | 219 m2 |
| Plot Size: | 12 m2 |

## IN BRIEF

Beautifully renovated while retaining its original character, this spacious 5-bedroom stone house offers generous living areas, a wealth of traditional features and excellent facilities for family living and entertaining. The property includes multiple reception rooms, a fully equipped kitchen, three shower rooms and a versatile games room, together with a roof terrace enjoying panoramic views. Outside, a large entrance terrace and an impressive private pool complex with heated swimming pool, summer kitchen and covered seating area create a wonderful setting for relaxing and enjoying the surrounding mountain scenery. Ideally located within walking distance of the village amenities, this is an attractive property for those seeking character, space and the relaxed lifestyle of a French village.

## ENERGY - DPE




Logement moyennement performant
Coûts annuels énergies estimés
Entre 2790 € et 3820€ pour 2021

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **2750 EUR** |
| **Taxe habitation:** | **2750 EUR** |

## NOTES

## DESCRIPTION

A spacious and beautifully renovated stone house in Serviès-en-Val

This attractive stone village house is a must-see for anyone seeking a substantial character property that combines stylish renovation with original features, generous living spaces and excellent outdoor facilities. Offering five bedrooms, several reception areas and a superb private swimming pool area, the property is ideally suited to family life, entertaining guests or enjoying extended stays in the South of France.

Upon entering the house, a welcoming entrance hall leads to a variety of reception rooms. To the left, there is a library, which could equally serve as a formal dining room, alongside a comfortable living room and a separate games room. To the right, an impressive open-plan living space brings together a sitting area with a wood-burning stove, a dining area and a fully equipped kitchen with elegant marble worktops. A separate utility room provides additional practicality, while a discreet WC is conveniently positioned in an alcove at the end of the entrance hall.

A stone staircase rises to the first floor, where five generously proportioned bedrooms provide ample accommodation for family and guests. Some of the bedrooms enjoy mountain views, adding to the appeal of the property's setting. Three shower rooms serve this floor, while a large games room offers further flexibility. This space could be retained as a dedicated playroom or adapted to create an additional lounge, depending on your needs.

From the games room, a wooden staircase leads to a further versatile space, ideal as...