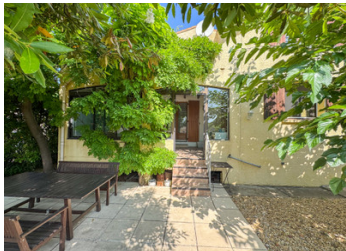


Bright villa with large living spaces, sun room, four bedrooms, heated swimming pool and enclosed gardens



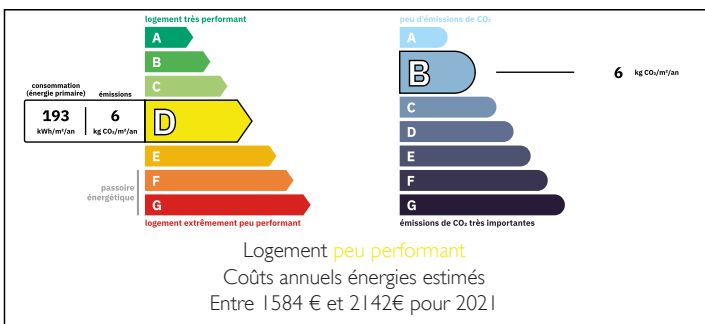
## INFORMATION

Town:	Servian
Department:	Hérault
Bed:	4
Bath:	2
Floor:	154 m2
Plot Size:	520 m2

## IN BRIEF

Located near to the centre of Servian this charming and bright villa is located in a quiet residential area close to amenities and the centre of the village. Arranged over two floors the property offers an open plan living/dining room, a spacious fitted kitchen, enclosed veranda also on the ground floor there is a shower room, separate wc and bedroom. The first floor offers three further bedrooms, family bathroom with wc, large outside terrace, a further space for storage and the possibility of creating a further bedroom. Outside, to the rear terrace there is a large heated swimming pool, to the front terrace a paved area. A private drive takes you down to the spacious garage and provides parking.

## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 1818 EUR**

**Taxe habitation: 1869 EUR**

## NOTES

## DESCRIPTION

Discover this detached villa of 154 m<sup>2</sup>, set over two levels, on an enclosed plot of 520 m<sup>2</sup>, ideally located close to the centre of Servian and its amenities. Perfect as a family home or a holiday retreat.

Situated on a corner plot, the property offers well-balanced indoor and outdoor living spaces.

On the ground floor, you'll find a 35 m<sup>2</sup> open-plan lounge and dining area, opening onto an L-shaped enclosed veranda (24 m<sup>2</sup>), providing additional reception space and direct access to the fully fitted kitchen with dining area. This level also includes a shower room with double sinks, separate WC, a 12 m<sup>2</sup> bedroom, and access to the garage below.

Upstairs, there are three further bright bedrooms (11, 11, and 13 m<sup>2</sup>), one of which opens onto a 24 m<sup>2</sup> first-floor terrace. There's also a separate entrance to the terrace, a large storage area, and an additional room that could be converted into extra sleeping space or an office.

The villa is surrounded by a fully enclosed garden. To the front, a shaded terrace area under mature trees is perfect for outdoor dining. To the rear, there's a large heated swimming pool with surrounding terrace. A gated driveway offers off-road parking and garage access.

This is a well-maintained property with plenty of space, comfort, and great potential for customisation or seasonal rental income.

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>