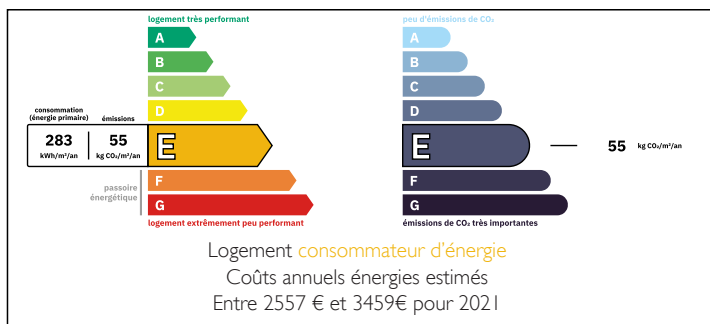


Between Pézenas, Béziers and the Mediterranean Sea



ENERGY - DPE



INFORMATION

Town:	Servian
Department:	Hérault
Bed:	4
Bath:	2
Floor:	143 m2
Plot Size:	508 m2

IN BRIEF

Detached house with views , pool, garage and guest apartment Between Pézenas, Béziers and the Mediterranean Sea.

Spacious villa in a residential setting within walking distance of the center of Servian, a small town amidst a hilly landscape covered with vineyards, in the heart of the Hérault ... department.

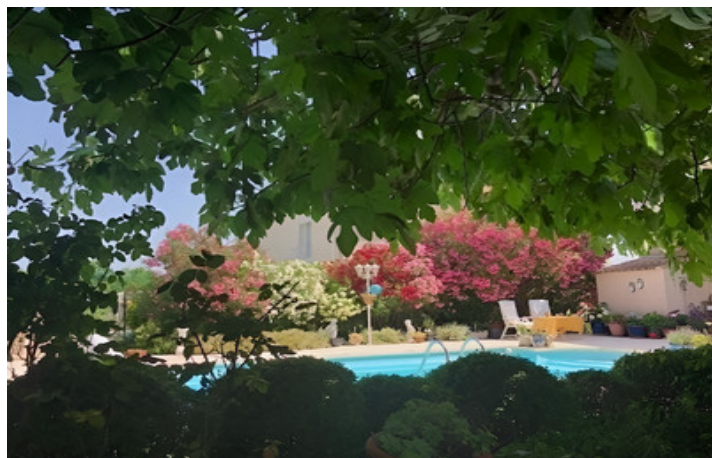
Servian, with its Roman roots, has a nice level of activity and offers almost all amenities including shops, schools, clubs and medical facilities.

Servian's privileged and central location is accentuated by easy access to the historic towns of Pézenas and Béziers (about a 20 minutes' drive) and to the sandy beaches on the Mediterranean (about a 30 minutes' drive). The Béziers and Montpellier airports are respectively 23- and 70 kilometers away

Close to the property are several fishing areas and starts a multitude of walking-, (mountain) biking- and horse...

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 habitation: EUR

NOTES

DESCRIPTION

Detached house with views , pool, garage and guest apartment Between Pézenas, Béziers and the Mediterranean Sea.

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Close to the property are several fishing areas and starts a multitude of walking-, (mountain) biking- and horse riding tracks.

The house has been sustainably built in a traditional and regional manner around the year 1968. Over the last 20 years, a swimming pool has been added, a guest house has been created and several improvements were made. For example, a high-efficiency gaz-fired heating system has been added and almost all the frames have been replaced with double-glazed windows.

The property is habitable straight away but it's very likely that the future owners will feel the necessity to adapt it to the nowadays standards. The asking price has taken this fact into account and is therefore a real investment opportunity.

The property offers a built surface...