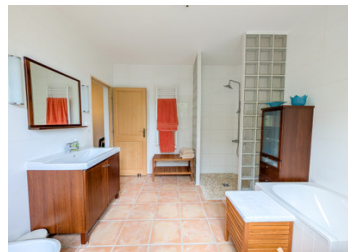
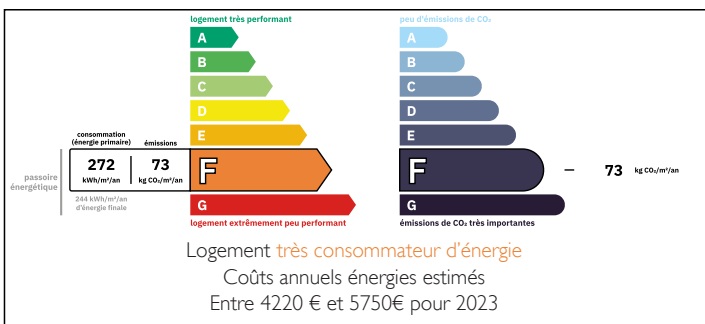


Bright single-storey home with open views, 3 beds, large garage, within walking distance of local amenities

## 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.

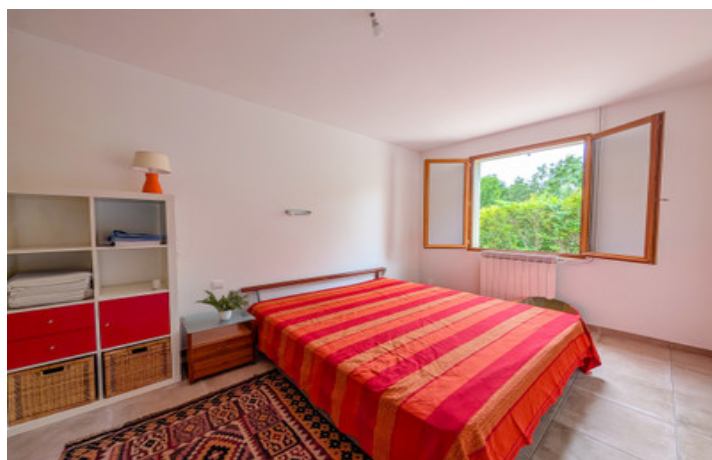
With no overlooking neighbours, it opens onto a green and quiet environment while staying close to village life.

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

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.



## 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**

Taxe habitation: **EUR**

## NOTES

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.

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.