

3 bedroom house for sale

Country House For Sale



Price: €210,000

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Servian Languedoc-Roussillon

Characterful winemakers house of around 108m<sup>2</sup> with character features, a large garden, terrace and garage in a popular village with shops and restaurants. With 3 bedrooms, a study, 1 bathroom, 1 WC, this house just needs a bit of cosmetic renovation to turn it into something really special.

It ticks so many of the boxes:

Large garage with easy access and a high door

Garden big enough for a pool with mature trees

Garden and terrace are private and not overlooked

Original patterned cement floor tiles throughout

House and garden all on one level (stairs up to the house)

Extremely light and bright

Gas fired central heating

Insulation in the ceilings

Roof renovated around 10 years ago.

Entry is via external stairs to the verandah, entry porch leads to a wide hallway with beautiful floor tiles and rooms either side.

On the right

Kitchen 3.7 x 4m

Pantry 2.3 x 1.2m

WC 1.6 x 1m

Study 4 x 2.4m with a large skylight (remote controlled velux)

Lounge or bedroom 4.5 x 3.55m leading to the terrace and to

Study or bedroom 2.43 x 4.43m with a separate door to the terrace

On the left

Lounge or bedroom 4.68 x 3.5m with marble chimney breast

Bathroom 2.5 x 3.4m with large shower, double basins, washing machine plumbing and storage. (easy to add a WC)

Bedroom 3.45 x 3.9m leading to the terrace

The terrace is approximately 45m<sup>2</sup>, around half of it with an overhanging roof.

The terrace leads to a garden of around 500m<sup>2</sup> which has rear access for machinery to dig a pool. It also leads to the cycle path that goes from Servian to Bassan

The front verandah is approx 8m<sup>2</sup>.

Garage approx 130m<sup>2</sup>

Agency commission included in the advertised price and payable by the sellers.

Property subject to delegation of mandate

