



Between Pézenas, Béziers and,

34290, Servian, Hérault, Occitanie

€345,000

Ref: -11-2480

* Available * 4 Beds * 2 Baths

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

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French Entrée 

Property Description

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 Héraultdepartment.

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 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 of over 250 m² including the actual habitable space of about 143 m².

It is composed as follows :

On the ground floor : an entrance hall with fixed staircase, a storage room, a spacious garage (40 m²) and a guest apartment consisting of a living room with open kitchen, a bedroom and a shower room with toilet.

On the upper floor 1 : a spacious hall, a kitchen, a living room, a WC, a bathroom and 3 bedrooms,

On the upper floor 2 : an attic which is relatively easy to convert into living space.

There are also several terraces, balconies and a little pump house for the swimming pool.

The enclosed garden (508 m²) is a real asset to this house. In addition to the possibility of parking several vehicles on private property, it offers a swimming pool and a flowery and mature Mediterranean vegetation. In the garden, one enjoys the wonderful southern French climate and beautiful views over an orchard, and of the old Servian and its historical church.

A property in a pleasant setting with an excellent degree of potential since the habitable space can be enlarged relatively easily.

Don't hesitate to contact us for an appointment! We have the keys!

Exclusive listing.

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