

3 bedroom house for sale**Country House For Sale****3 bedroom house for sale****Price:** €208,500**Bedrooms:** 3**Bathrooms:** -**M2 Living:** -**M2 Plot:** -**M2 Terrace:** -**Address:** Servian Languedoc-Roussillon

This is a great house with lots of character and a large courtyard in the lively village of Servian. A typical winemakers house, the garage is huge and takes up the whole of the ground floor with the living area on the first floor (same level as the courtyard and back entrance) and bedrooms on the second floor.

On the first floor the open plan kitchen / living / dining leads on to the terrace. There is also a small lounge / office and a WC on this floor. The terrace has an independent access gate to the impasse behind the house. The terrace has a shed for wood storage on the same level as the wood burner.

The main entrance leads directly to stairs to the first floor but the more common entrance is via the back garden, which is on the same level as the first floor, directly to the kitchen.

The second floor houses the master bedroom with an ensuite bathroom and two further bedrooms with a shower room and WC.

The third floor has a landing with access to the attic, partly convertible.

The wood burning stove is supplemented with individual electric radiators and windows are double glazed. Property tax is ?1103.

A very comfortable and sunny house!

Servian has 3 bakeries a local produce grocers, 3 restaurants / takeaways, a large supermarket, petrol station, cash machine and an indoor and outdoor swimming pool.

Ground floor

Garage 60m2

Entrance hall 4m2

Courtyard garden 45 m2

First floor

Kitchen 36 m²
WC 1.5 m²
Living / dining 14.26 m²
Study 13.75 m²

2nd floor

Landing 6.3 m²
Bedroom 12.33 m²
Bathroom 5.3 m²
Bedroom 13.48 m²
Bedroom 11.8 m²
Walk-in closet 2.37 m²
Shower room with WC 6.3 m²
Third floor
Attic 50 m² - partially convertible

