

Charming stone village house with secret sunny terrace located in the heart of the lively village of Néffies



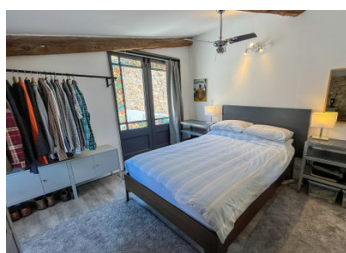
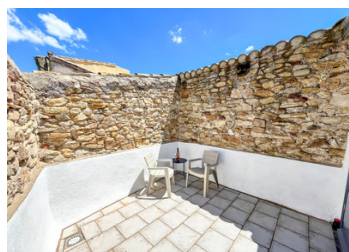
INFORMATION

Town:	Neffiès
Department:	Hérault
Bed:	1
Bath:	1
Floor:	50 m ²
Plot Size:	10 m ²

IN BRIEF

Discover this charming old stone village house in Néffies, meticulously renovated to combine historical charm with modern living. Entering from the street, a few stairs lead to a bright, open-plan living area (24m²) with large windows and high ceilings. The fully equipped modern kitchen includes a hob, oven, and extractor fan. A spiral staircase leads to the first floor, featuring a comfortable bedroom (12m²) with an open wardrobe and ceiling fan, a modern bathroom with a full bath and rain shower. Double doors lead to a secluded 10m² terrace for sunbathing and alfresco dining.

In the hall, a cozy sleeping pod with a double bed offers additional sleeping space. Stairs lead to the lower ground floor, which includes a new bathroom with a shower, sink, and WC, plus access to the garage, laundry area, two ancient wine stores, and...

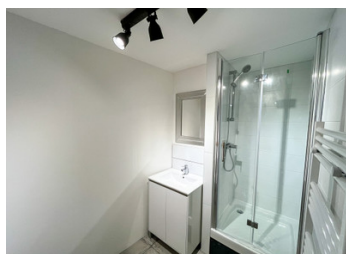


ENERGY - DPE

DPE not required.

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

Discover this delightful old stone village house, meticulously renovated to blend historical charm with modern living, located in the lively village of Néffies.

Entering from the street, a few stairs take you to the large, bright open-plan living area (24m²) featuring large windows and high ceilings. Here, you have plenty of room to relax, dine, and cook. The kitchen features modern units and is fully equipped with a hob, oven, dishwasher and extractor fan.

Take the spiral staircase to the first floor, where you will find a comfortable bedroom (12m²), tastefully renovated with an open wardrobe and a ceiling fan for those warmer nights. There is a separate modern bathroom with a full bath, rain shower, and sink unit. Double doors will lead you to a secluded 10m² terrace, perfect for catching some sun and alfresco dining.

Back to the hall, you'll find a cozy sleeping pod equipped with a double bed and some hanging space, making it the perfect spot for friends to stay after a night out. Stairs then take you to the lower ground floor, where you will find a brand new bathroom with a shower, sink, and WC, and separate access to the garage. Here, you will find a laundry area, two ancient wine stores, and a mezzanine. You could add a second bedroom in this area, increasing the sleeping occupancy of this home.

The house benefits from being fully renovated throughout, including double glazing, insulation, and a fibre optic connection. There is an...

LOCAL TAXES

Taxe foncière: 479 EUR

Taxe habitation: EUR

NOTES