

Charming winegrowers house with garden, courtyard and swimming pool situated in a sought after village.

EXCLUSIVE



INFORMATION

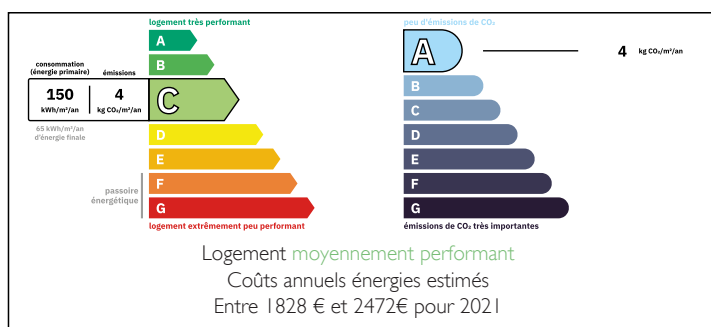
Town:	Neffiès
Department:	Hérault
Bed:	4
Bath:	3
Floor:	160 m2
Plot Size:	828 m2



IN BRIEF

This charming winegrowers house is located in the pretty village of Néffies and around 15 minutes from the historical market town of Pézenas. The house spread over two floors offers large and bright living space with the main areas tastefully renovated to provide comfort and style. The large lounge is bright and luminous with feature beams, the Kitchen/Diner practical with modern units and a range cooker. There are three main bedrooms, with the possibility of using the office as a further bedroom, two bathrooms and a further shower room, a separate laundry area and access to a cave for storage. Outside to the front of the property you will find a spacious courtyard with its own well and to the rear of the property a large dining terrace and stairs down to a large garden with mature plants...

ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 1288 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Discover this charming winegrower's house located in the sought after village of Néffies, located a few minutes' walk from the center of this lively village this desirable house offers a bright and tranquil setting in the south of France.

As you enter through the double gates you are greeted by an expansive courtyard offering plenty of space to park your car, take a coffee and discover the well to water your plants. The house accessible from the front by the ground and first floors invites you to discover its charm.

Entering to the renovated kitchen you are greeted by a luminous space of 30m² featuring modern fitted units and space to dine this leads you to a covered terrace for alfresco dining, there is also a WC off the kitchen and the hall leads you to the rest of the ground floor where you will find the first bedroom (26m²) featuring the old wine vat which provides access to the sleeping area. On this floor you will also find a laundry room, shower room and access to a cave area for storage. The groundfloor benefits from total renovation in the last two years.

The renovated staircase takes you to the first floor where a bright hall offers access to the lounge (30m²) where triple aspect windows flood the room with light and the renovated space exposes the original starlike beams. To the front of the first floor, you will find the second bedroom...