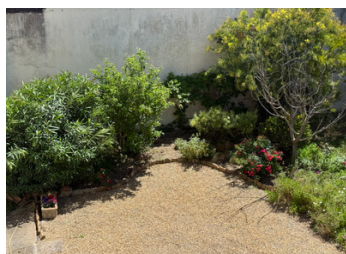


Sunny village house with spacious living, large garden and terrace with countryside views.

EXCLUSIVE



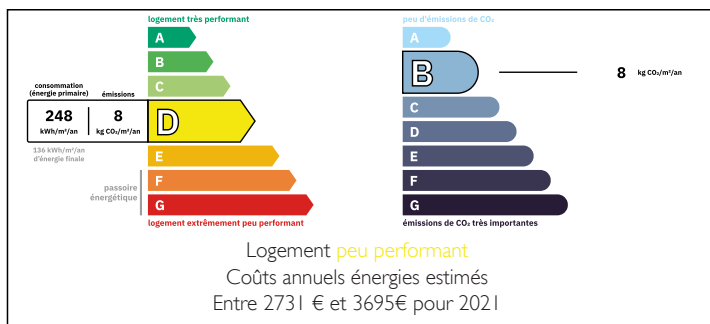
INFORMATION

Town:	Neffiès
Department:	Hérault
Bed:	3
Bath:	2
Floor:	156 m2
Plot Size:	582 m2

IN BRIEF

Just a few minutes' walk from the centre of Néffies, this charming village house offers over 150m² of living space. The property sits tucked away down a quiet 'Chemin' opening into a spacious south-facing garden. There is an open garage with space for several cars, plus a laundry room, storage area, workshop, and covered outdoor spaces. The first floor features a large 75m² open-plan living room, kitchen and dining area, with patio doors leading to a split-level terrace overlooking the garden and countryside. There are also three bedrooms (all with garden views), a family bathroom, shower room, and separate WC. Néffies is a lively village just 15 minutes from Pézenas, with good amenities including restaurants and a bakery.

ENERGY - DPE



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

This is a great opportunity to buy a property in the wine village of Néffies. The house is just a short walk from the village centre, tucked away down a private path, offering peace and privacy.

Behind a large sliding garage door, you enter the bright, south-facing garden through the garage, which has space to park three cars. The garden is large enough to add a swimming pool. From the garden, you can also reach a laundry room with storage and a 68m² workshop, which could be used as a studio or turned into guest accommodation. There are two covered areas that could be used for storage or as part of a summer kitchen.

The main living area is on the first floor. Halfway up, there is a mezzanine that could be used as an office. The hallway gives access to all rooms. On one side, you have a living room with an open fireplace, wooden floors, and stone walls. There is an open-plan, hand-built kitchen with plenty of space for dining and relaxing. Patio doors open to a split-level terrace with views of the garden and countryside.

The hallway also leads to three bedrooms, all looking over the garden and with exposed stone walls. There is a large family bathroom with a bathtub, a smaller shower room, and a separate WC. The hallway has built-in cupboards and another mezzanine that could be used for extra sleeping space.

The house has lots of charm but also modern comforts...

LOCAL TAXES

Taxe habitation: EUR

NOTES