

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



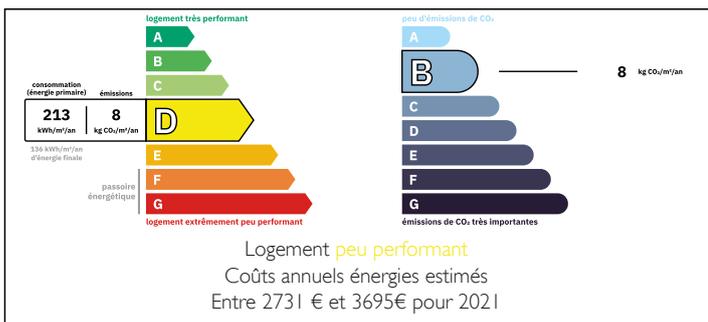
INFORMATION

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

IN BRIEF

Located just a short walk from the centre of Néffies, this village house offers around 150m² of living space. The property is set in a quiet spot with a south-facing garden. Outside, there is parking for several cars, a garage, a workshop, and useful storage areas. Upstairs, you'll find a bright open-plan living area with kitchen and dining space, opening onto a terrace with views over the garden and countryside. There are also three bedrooms, a family bathroom, a shower room, and a separate WC. Néffies is a popular and lively village with everyday amenities, including restaurants and a bakery, and is just 15 minutes from Pézenas

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.



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 offers lots of potential to improve living space...

LOCAL TAXES

Taxe habitation:

EUR

NOTES