

Ref: A33699DAL34

Price: 375 000 EUR

agency fees to be paid by the seller

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



INFORMATION

Town: Neffiès

Department: Hérault

Bed: 3

Bath: 2

Floor: 156 m2

Plot Size: 582 m2









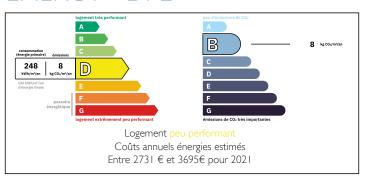




IN BRIEF

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



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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.





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LOCAL TAXES

Taxe habitation: EUR

NOTES

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...