

Maison de maître with 7 bedrooms, large terrace and garden located in the centre of Néffies



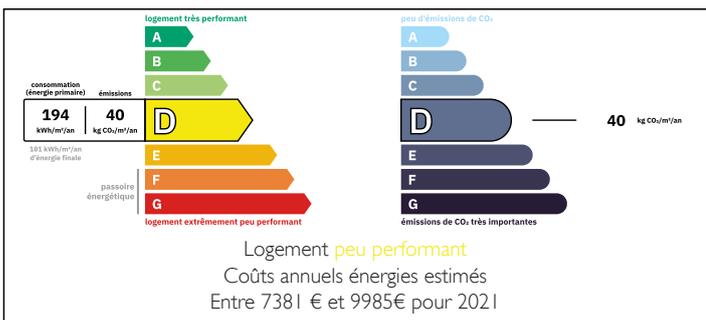
## INFORMATION

Town:	Neffiès
Department:	Hérault
Bed:	7
Bath:	4
Floor:	375 m <sup>2</sup>
Plot Size:	1800 m <sup>2</sup>

## IN BRIEF

Large maison de maître offering 375 m<sup>2</sup> of living space over three floors, with a large terrace & garden with great views. The property features a bright 89 m<sup>2</sup> open-plan living area, seven bedrooms, four bathrooms, and an additional 54 m<sup>2</sup> lounge with views towards the coast. There is plenty of space for a large family or the potential of creating a business, located just a few minutes walk from the centre of the village that offers a lively community and lots of amenities including two great restaurants, wine bar and 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.



## DESCRIPTION

Located in the heart of Néffies, discover this impressive south facing 'maison de maître' with large wrap around terrace, garden and views.

A large L-shaped terrace wraps around the house, providing ample space for entertaining and relaxing, with two entrances to the house. Upon entering the house, you are welcomed into an 89m<sup>2</sup> open-plan living/dining area. The light from the triple-aspect patio doors creates a warm and inviting atmosphere. The spacious kitchen, with integrated appliances and a large island, blends seamlessly into the room. The living area features a log burner, and the dining space offers views of the terrace and beyond. On this floor, you will also find a space that could serve as a laundry room, leading to a spacious WC. There is also access to the cellar/workshop.

A modern staircase leads to the first floor, where a stunning hall (37m<sup>2</sup>) with original tiles provides access to a glazed veranda with balcony, offering far-reaching views. An additional staircase leads down to the original entrance of this home. The hall continues to four spacious bedrooms, two of which have ensembles, and one with its own balcony (11m<sup>2</sup>). There is also a laundry room on this floor. The highlight is the second lounge (54m<sup>2</sup>), which boasts an open fireplace, floor-to-ceiling windows with stunning views, and original ornate detailing.

The second floor offers three further bedrooms, a family-sized bathroom, and access to the attic (173m<sup>2</sup>) via one of the bedrooms, which could be converted into additional living..

## LOCAL TAXES

**Taxe foncière: 2126 EUR**

**Taxe habitation: EUR**

## NOTES