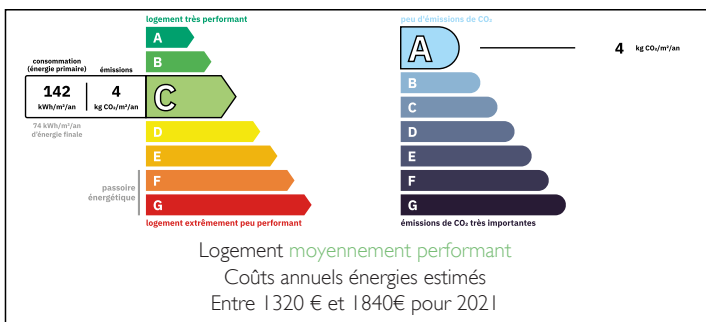


## Charming village house with large terrace and lovely views located in the village of Néffies



## ENERGY - DPE



## INFORMATION

Town:	Neffiès
Department:	Hérault
Bed:	2
Bath:	2
Floor:	129 m2
Plot Size:	17 m2

## IN BRIEF

Coup de cœur! Come and discover this lovely village house in the heart of Néffies, just steps away from the local bakery, restaurants, and the village square.

This characterful home is set over three floors and offers plenty of space, including a large rooftop terrace with beautiful views over the surrounding countryside.

On the ground floor, there's a fitted kitchen and a dining room, both leading through to a bright lounge featuring a charming log burner. Just off the lounge, you'll find a useful utility/laundry room with a WC.

Upstairs on the first floor, there are two good-sized bedrooms – one with its own ensuite – plus a spacious bathroom with a walk-in shower and a sunken bath. An open-plan office area leads up to the top floor, where there's another bright living space and a handy kitchenette, perfect for...

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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:** 507 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This delightful home is full of character and charm, with stylish décor and no work needed – making it a perfect choice as a family home or a holiday retreat.

Outside, there's handy off-street parking and access to a garage with plenty of storage space and room for a small car. Step inside and you're welcomed by a cosy entrance area leading to a well-equipped kitchen (12m<sup>2</sup>), which opens into a bright, spacious lounge (23m<sup>2</sup>). A separate utility room gives you a practical laundry area and guest WC, while the dining room offers built-in storage and space for a large table – ideal for entertaining.

Upstairs, the landing takes you to a generous main bedroom (13m<sup>2</sup>) with windows on two sides and fitted wardrobes. The second bedroom also has built-in storage and benefits from its own en-suite shower room. The large family bathroom (13m<sup>2</sup>) is a real standout, featuring twin sinks, a walk-in shower, WC, and a relaxing sunken bath.

There's also a versatile office space (15m<sup>2</sup>) that could easily be used as a third bedroom. An open staircase leads to a charming top-floor room with exposed beams, fitted units and a sink – perfect for setting up a summer kitchen. Glass doors open onto a 16m<sup>2</sup> terrace with exposed stone walls and an electric sunblind – the perfect spot to enjoy long summer evenings.

The house has been finished to a high standard, with double glazing, reversible air conditioning in the main rooms, electric heaters, and a...