

Stunning 5 bedroom character house with adjoining two bedroom gite, beautiful gardens and swimming pool.

EXCLUSIVE



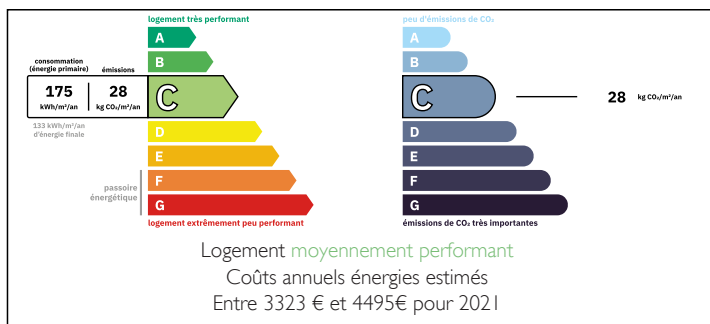
INFORMATION

Town:	Neffiès
Department:	Hérault
Bed:	7
Bath:	3
Floor:	290 m2
Plot Size:	608 m2

IN BRIEF

Discover this magnificent south facing house and adjoining gite located in the sought after village of Néffies. The elevated main house arranged over two floors offers a spacious open plan lounge/kitchen, pantry, 5 bedrooms (two with bathrooms), , dressing areas, family bathroom, utility room, wc, storage and spacious garage. The adjoining gite offers a large lounge, seperate equipped kitchen, bathroom, two bedrooms and covered terrace. The gardens are well maintained and spacious, designed to provide privacy from the gite. The stunning 8x4m heated pool with feature fountain completes this space. The gite is classified as a 5* Meuble de tourisme and attracts high occupancy offering the opportunity to acquire a luxurious family home and sucessful gite business.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the winegrowers' village of Néffies, discover this charming home with an adjoining gîte, full of character and charm. The property sits on the edge of the village, just a short walk from the historic centre.

Entering from the road, you are immediately greeted by mature, fully enclosed gardens, offering a peaceful space to relax and unwind. The first part of the garden provides a generous area, leading through to the heated pool (3.5 x 8m) and terrace, which also gives access to the gîte and its terraces/garden. Dual gated access is available on this side too offering private off street parking.

The main house features a spacious covered terrace at the front, overlooking the garden. Inside, the open-plan lounge with efficient Jontul log burner and kitchen create a welcoming space, complete with a fully fitted kitchen, feature island, and pantry. This floor also includes a separate WC, storage and access to the large garage which can park up to two vehicles.

A stunning staircase leads to the first floor, where the character continues. There are five bedrooms, two with bathrooms and dressing areas. One bedroom provides access to a separate laundry area. There is an additional shower room with WC. Storage is abundant throughout, and the floor opens onto a front terrace with far reaching views and stairs down to the garden.

The adjoining gîte, rated 5* Meublé de Tourisme, offers a spacious layout over two floors. A private front terrace leads into a vaulted living...