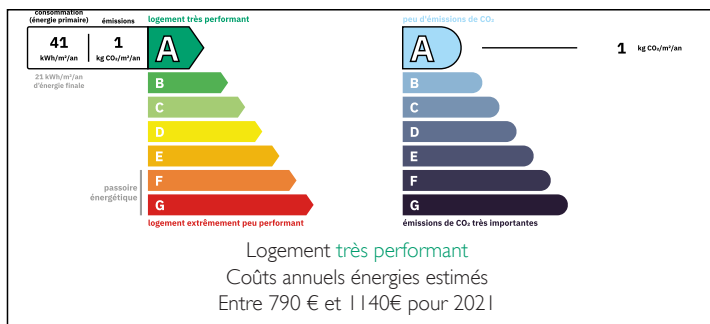


Contemporary Villa with Panoramic Views and Pool in Néffies



ENERGY - DPE



INFORMATION

Town:	Neffiès
Department:	Hérault
Bed:	5
Bath:	3
Floor:	192 m2
Plot Size:	8497 m2

IN BRIEF

Located in the sought-after village of Néffies, this elevated modern villa combines contemporary living, generous accommodation and exceptional potential.

The finished interior features a stunning open-plan lounge, kitchen and dining area with far-reaching countryside views. The ground floor also offers four bedrooms, two bathrooms and two separate WCs.

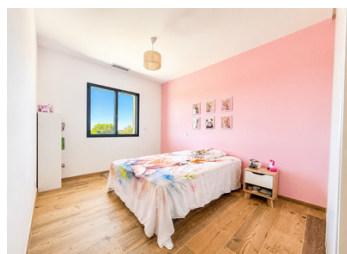
Upstairs, the impressive principal suite includes a spacious bedroom, walk-in wardrobe, luxurious bathroom and private balcony overlooking the surrounding landscape.

Additional benefits include extensive storage, a dedicated office and a large garage.

Outside, the 8m x 4m swimming pool and terraces are ready for completion and landscaping, allowing you to create your ideal Mediterranean setting. A

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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 recently constructed contemporary villa offers over 190m² of habitable living space, arranged over two floors and set within an exceptional plot of more than 8,000m². Combining generous proportions, modern construction and far-reaching countryside views, the property presents a rare opportunity to complete and personalise an already impressive home.

The property is approached via a private driveway leading to a substantial 44m² garage, together with additional areas beneath the house offering considerable storage and potential for further use. There is access beneath the swimming pool and around the property, providing excellent practicality and flexibility.

The Living Space

Internal or external stairs lead to the principal living accommodation, where the property immediately impresses with its feeling of light, space and contemporary design.

At the heart of the villa is a superb 67.57m² open-plan lounge, dining and kitchen area, with large openings creating a bright and fluid living environment and connecting the interior with the terraces and surrounding landscape.

The modern fitted kitchen, with integrated appliances, has been designed to blend seamlessly with the living space, while the polished natural flooring adds warmth and sophistication to the contemporary interior.

This central living area provides access to the accommodation on either side of the floor.

To one side are two bedrooms, each approximately 12m² and benefiting from built-in storage, together with a modern shower room featuring twin sinks and a separate WC. A dedicated laundry room and

NOTES