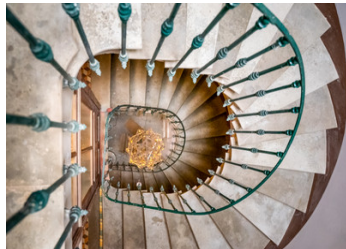
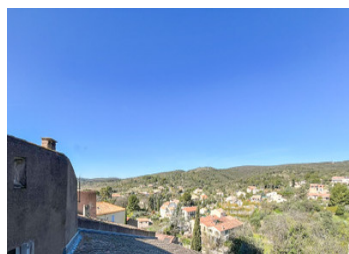


Charming winegrower's home in the desirable village of Néffies, near Pézenas.



INFORMATION

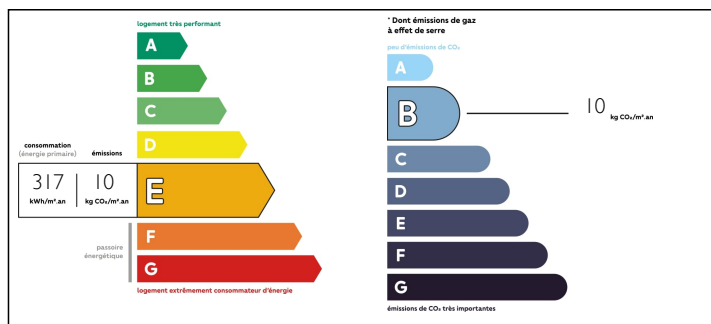
Town:	Neffiès
Department:	Hérault
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	0 m2



IN BRIEF

Experience the allure of Southern France with this picturesque winegrower's house, featuring an 11th Century turret, four expansive bedrooms and abundant character. Ideally located just 10 minutes from the artistic hub of Pézenas and 30 minutes from the Mediterranean's sandy shores. With all essentials nearby, this property offers the perfect blend for a family home or a holiday retreat with breathtaking views.

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 591 EUR

NOTES

DESCRIPTION

Discover the character and charm of this ancient wine growers house situated in the sought after village of Néffies. It features a 11th century medieval turret which formed part of the old chateau and houses one of the bedrooms. This is a rare find and perfectly located to enjoy the best of village life and close to all amenities.

The house is spread over three floors with an impressive 135m2 of living space with further space that could be converted in many ways to provide extra living space, studio space and room for a roof terrace with exceptional views.

The large entrance hall 11m2 with its original features provides access to the garage 55m2 offering space for one vehicle and ample storage space. There is a further room of 32m2 which has window and door for street access creating further possibilities. The original stone staircase takes you to the first floor.

On the first floor you are greeted by another large hallway which takes you to the large bright lounge/kitchen space (35m2) with far reaching views of the countryside. There is a log burner and fitted kitchen with ample space to entertain and relax. On this floor you will find a further three large bedrooms, office space, utility room, shower room and separate w.c.

Stairs take you to the final floor of this property where you will find a large bright spacious master bedroom (19m2) with original tiles and plenty of space to relax. There...