LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33699DAL34 Price: 335 000 EUR

agency fees to be paid by the seller

South facing village house with Large living area, 3 bedrooms and private garden

EXCLUSIVE















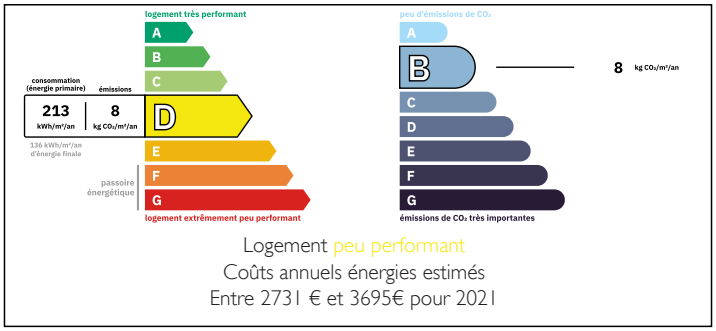
INFORMATION

Town:	Neffiès
Department:	Hérault
Bed:	3
Bath:	2
Floor:	156 m2
Plot Size:	582 m2

IN BRIEF

Located just a short walk from the centre of Néffies, this village house offers around 156m² of living space. The property is set in a quiet spot and the end of an impasse with a south-facing garden. Outside, the open garage offers parking, a workshop, utility room and useful storage areas. On the first floor, you'll find a bright open-plan living area with kitchen and dining space, opening onto a split level terrace with views over the garden and hills. There are also three bedrooms, a family bathroom, a shower room, and a separate WC. The property benefits from reversible Airconditioning, Double glazing and electric heating. Néffies is a popular and lively village with everyday amenities, including restaurants and a bakery, and is just 15 minutes from Pézenas

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2731 € et 3695€ pour 2021

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.

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LOCAL TAXES

Taxe habitation:	**1413 EUR**

NOTES

DESCRIPTION

Mesurements :
Ground Floor:
Covered open storage areas : 40m2
Workshop: 68m2
Utility/store room: 16,5m2

Midfloor: office 8m2

First floor:
Hall: 23m2
Lounge/Kitchen/Dining: 75m2
Bed 1: 12m2, Ensuite Shower room: 4m2
Bed 2: 11,5m2
Bed 3: 12m2, Ensuite Bathroom: 9.5m2
WC: 1.5m2
Terraces: 40m2

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr