LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33846DAL34 Price: 259 000 EUR

agency fees to be paid by the seller

Fully renovated three bedroom house with original character located in the heart of a charming village















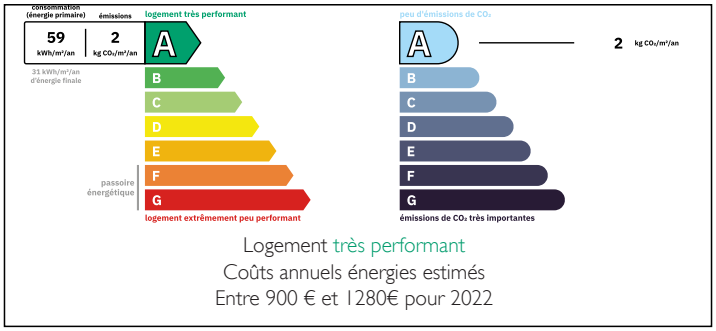
INFORMATION

Town:	Neffiès
Department:	Hérault
Bed:	3
Bath:	2
Floor:	155 m2
Plot Size:	0 m2

IN BRIEF

In Néffies discover this fully renovated house of 150m2, elevated and spread over three levels the property offers original charm with modern comforts. A large and bright spacious lounge with views over the square, connects to a Modern kitchen and bright dining room. The second floor offers a spacious principal suite with walk in shower and twin sinks. The third floor offers a further two bedrooms, office and storage. The village offers a lively atmosphere and is around 5 minutes to Roujan and 15 minutes to Pézenas. There is also an option to purchase the adjoining bar/restaurant making this an ideal investment opportunity too.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 900 € et 1280€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

Located in the heart of Néffies, this beautifully renovated 150m² home seamlessly blends original charm with modern comfort.

Upon entering, you are welcomed onto the first floor, where its elevated position offers lovely views of the village square and the stunning church. The spacious 42m² open-plan lounge is bright and tastefully decorated, creating an inviting living space. The recently installed kitchen features a bar, integrated modern appliances, and direct access to a separate WC. The adjacent 20m² dining room, with its striking tiled floor, is perfect for entertaining and connects easily to both the kitchen and the lounge. A balcony provides a charming spot to sit and enjoy the surroundings.

On the second floor, the largest bedroom (21m²) boasts a generous en-suite with a walk-through rain shower and twin sinks, offering a private and luxurious retreat.

The top floor features a spacious hallway with storage, two additional bedrooms—one with a large built-in cupboard—a sizable family bathroom with a laundry area, and an extra space that can serve as an office or guest bedroom.

This home is equipped with double glazing, centralised reversible air conditioning, and fully insulated, earning it a B energy rating.

Néffies is a lively village just 15 minutes from the historic town of Pézenas and 5 minutes from Roujan, which offers additional amenities such as a supermarket, DIY store, garden center, and medical facilities. Within Néffies, you'll find a bakery, two restaurants, a weekly market in...