LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A34112DAL34 Price: 680 000 EUR

agency fees to be paid by the seller

Maison de maître with 7 bedrooms, large terrace and garden located in the centre of Néffies















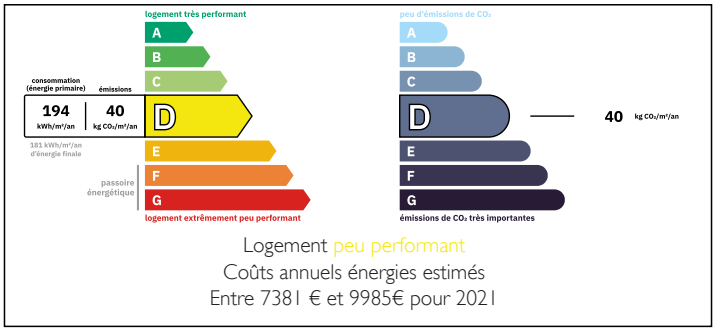
INFORMATION

Town:	Neffiès
Department:	Hérault
Bed:	7
Bath:	4
Floor:	375 m2
Plot Size:	1800 m2

IN BRIEF

Large maison de maître offering 375 m² of living space over three floors, with a large terrace & garden with great views. The property features a bright 89 m² open-plan living area, seven bedrooms, four bathrooms, and an additional 54 m² lounge with views towards the coast. There is plenty of space for a large family or the potential of creating a business. located just a few minutes walk from the centre of the village that offers a lively community and lots of amenties including two great resturants, wine bar and bakery.

ENERGY - DPE



Logement peu performant

Coûts annuels énergies estimés

Entre 7381 € et 9985€ 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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Ref: A3412DAL34 Price: 680 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**2126 EUR**

NOTES

DESCRIPTION

Located in the heart of Néffies, discover this impressive south facing 'maison de maître' with large wrap around terrace, garden and views.

A large L-shaped terrace wraps around the house, providing ample space for entertaining and relaxing, with two entrances to the house. Upon entering the house, you are welcomed into an 89m² open-plan living/dining area. The light from the triple-aspect patio doors creates a warm and inviting atmosphere. The spacious kitchen, with integrated appliances and a large island, blends seamlessly into the room. The living area features a log burner, and the dining space offers views of the terrace and beyond. On this floor, you will also find a space that could serve as a laundry room, leading to a spacious WC. There is also access to the cellar/workshop.

A modern staircase leads to the first floor, where a stunning hall (37m²) with original tiles provides access to a glazed veranda with balcony, offering far-reaching views. An additional staircase leads down to the original entrance of this home. The hall continues to four spacious bedrooms, two of which have ensuites, and one with its own balcony (11m²). There is also a laundry room on this floor. The highlight is the second lounge (54m²), which boasts an open fireplace, floor-to-ceiling windows with stunning views, and original ornate detailing.

The second floor offers three further bedrooms, a family-sized bathroom, and access to the attic (173m²) via one of the bedrooms, which could be converted into additional living...