LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A34226DAL34 Price: 240 602 EUR

agency fees to be paid by the seller

Charming village house with large terrace and lovely views located in the sought after village of Néffies















INFORMATION

Town:	Neffiès
Department:	Hérault
Bed:	2
Bath:	2
Floor:	129 m2
Plot Size:	17 m2

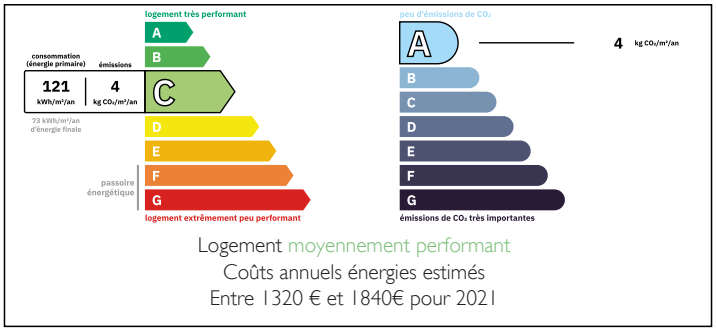
IN BRIEF

Lovely village house in the heart of Néffies, just steps away from the local bakery, restaurants, and the village square and 15 minutes to the town of Pezenas.

This delightful home is full of character and charm, with stylish décor and plenty of original features. Set over three floors the house offers 129m2 of living space plus a large rooftop terrace with beautiful views over the surrounding countryside. A small garage and a cellar complete this attractive property.

With 2 bedrooms and 2 bathrooms it's ideal as a permanent or holiday home.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1320 € et 1840€ 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 foncière:	**507 EUR**

NOTES

DESCRIPTION

A few steps lead you to the entrance where you're welcomed into a well-equipped kitchen (12m²), which opens into a bright, spacious lounge (23m²) with wood burning stove. A separate utility room gives you a practical laundry area and guest WC, while the dining room offers built-in storage and space for a large table – ideal for entertaining.

Upstairs, the landing takes you to a generous main bedroom (13m²) with windows on two sides and fitted wardrobes. The second bedroom also has built-in storage and benefits from its own en-suite shower room. The large family bathroom (13m²) is a real standout, featuring twin sinks, a walk-in shower, WC, and a relaxing sunken bath.

There's also a versatile office space (15m²) that could easily be adapted to use as a third bedroom. An open staircase leads to a charming top-floor room with exposed beams, fitted units and a sink – perfect for as a summer kitchen. Glass doors open onto a 16m² terrace with a great view, exposed stone walls and an electric sunblind – the perfect spot to enjoy long summer evenings.

The house benefits from features such as double glazing, reversible air conditioning in the main rooms, electric heaters, and a water softener.

Néffiès is a friendly, lively village just 15 minutes from the beautiful town of Pézenas. It boasts a tapas and wine bar, two great restaurants, a bakery, post office, and weekly market. With plenty of village events throughout the year, there's always something going...