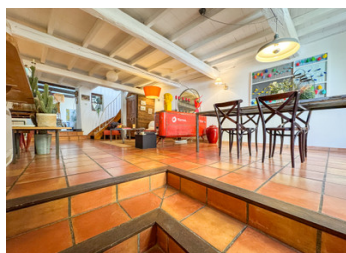


Charming village house with three bedrooms, balcony with stunning views, garden and expansive stone cave



INFORMATION

Town:	Neffiès
Department:	Hérault
Bed:	3
Bath:	2
Floor:	169 m2
Plot Size:	187 m2

IN BRIEF

In Néffies, discover this spacious house arranged over three levels, offering over 165m² of living space. The property makes an ideal family home or turnkey holiday home.

The ground floor features a spacious kitchen/dining area with original features preserved by the current owners. The bright lounge, with a stunning fireplace, provides access to a good-sized balcony with far-reaching views, as well as access to the garden below.

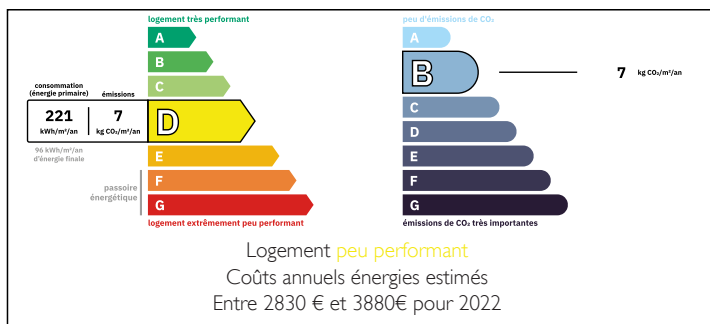
The first floor is divided by two staircases. One section offers a master suite with a wardrobe and bathroom, while the other comprises two bedrooms, a shower room, a WC, and a room with a Velux window that could be used as a child's bedroom.

Below the house, there is an expansive stone cave

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.

ENERGY - DPE





LOCAL TAXES

Taxe foncière: 1248 EUR

NOTES

DESCRIPTION

In the charming winegrower's village of Néffies, discover this bright and character-filled property featuring many original details. Spanning three floors and offering over 165m² of living space, this home is ideal as a spacious family home or a turnkey holiday retreat with no renovations required.

Located on a quiet chemin, you enter the property at street level, where double doors open into a spacious and bright dining area at the front, with a cozy seating nook towards the rear. The semi-open U-shaped kitchen is well-equipped with cabinets and storage. A staircase from this area leads to the first floor, where you'll find two generous bedrooms, both with built-in wardrobes. Additionally, there is a smaller room with a Velux window that could serve as a dressing area or a child's bedroom with bunk beds. This level also includes a shower room with a sink and a separate WC.

Returning to the ground floor, you'll find a bright and airy lounge, a discreetly tucked-away WC, and a smaller reception room that could function as a library or office. A second staircase from the lounge leads to another section of the home, where a hallway provides access to a bathroom with a bath, shower, WC, and sink, followed by a spacious bedroom with exposed beams and a built-in dressing cupboard.

From the lounge, step out onto the southeast-facing balcony—a spacious area complete with a built-in BBQ and breathtaking views of the village and rolling hillsides. Descend a set of stairs...