LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A38399DAL34 Price: 895 000 EUR

agency fees to be paid by the seller

Turnkey character home with established 5 gîte business, pool and gardens near Pézenas

EXCLUSIVE







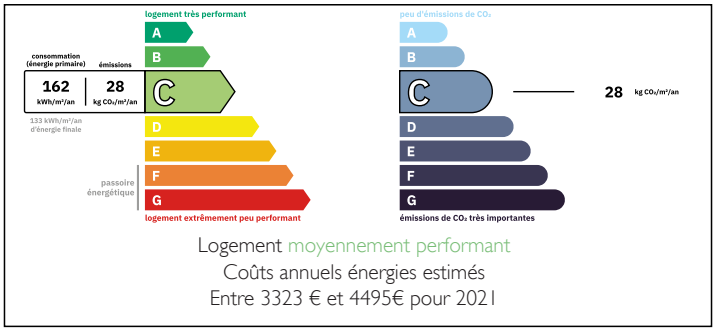








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3323 € et 4495€ pour 2021

INFORMATION

Town:	Neffiès
Department:	Hérault
Bed:	7
Bath:	4
Floor:	290 m2
Plot Size:	608 m2

IN BRIEF

Set in the heart of the sought-after village of Neffiès, this exceptional property offers a rare combination of generous living space, refined outdoor living and established income potential.

With approximately 290 m² of beautifully arranged accommodation, the house provides both scale and flexibility, ideal as a substantial family home or a lifestyle investment. The interiors blend character and comfort, offering spacious living areas, multiple bedrooms and the possibility to host guests independently.

Outside, the property truly comes into its own. Set within 680 m² of mature, landscaped gardens, it offers a private and tranquil setting designed for enjoying the Mediterranean climate. A swimming pool, shaded terraces and established planting create a peaceful retreat, perfect for both relaxation and entertaining.

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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NOTES

DESCRIPTION

Located in the sought-after winegrowers' village of Néffies, this exceptional property combines character, space and proven income potential, offering a rare lifestyle opportunity on the edge of the village, just a short walk from the historic centre.

Set within beautifully maintained, fully enclosed mature gardens, the property immediately conveys a sense of privacy and tranquillity. The grounds are thoughtfully arranged, with generous garden areas leading to a heated swimming pool (3.5 x 8m), surrounded by terraces designed for outdoor living and entertaining. A separate access point with dual gates provides secure off-street parking, while also allowing independent access to the gîte.

The main house is both elegant and welcoming. A spacious covered terrace overlooks the gardens, creating a natural extension of the living space. Inside, a bright open-plan layout features a comfortable lounge with an efficient Jøtul log burner, flowing seamlessly into a fully fitted kitchen with central island and pantry — ideal for both everyday living and hosting. This level also includes a separate WC, ample storage and direct access to a large garage with space for up to two vehicles.

A striking staircase leads to the first floor, where the property's character continues. Five well-proportioned bedrooms offer flexibility for family living or guest accommodation, including two suites with their own bathrooms and dressing areas. One bedroom benefits from access to a dedicated laundry space, while an additional shower room with WC serves the remaining rooms. This floor opens onto a front terrace with far-reaching views...