

Ref: A34112DAL34

Price: 949 000 EUR

agency fees to be paid by the seller

Impressional 'Masion de Maître' with 7 bedrooms, large gardens, constructible land, outbuildings & views



INFORMATION

Town: Neffiès

Department: Hérault

Bed: 7

Bath: 4

Floor: 375 m2

Plot Size: 5437 m2









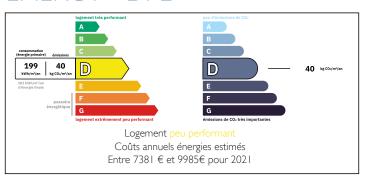




IN BRIEF

A rare opportunity to acquire this impressionable 'Maison de Maître' offering 375m2 of living space spread over three floors with large terrace, gardens and land of over 5000m2. The house offers spacious and bright living with its open plan main living area of 89m2, seven spacious bedrooms and four bathrooms. The first floor offers an additional lounge of 54m2 with far reaching views towards the coast. Additional space throughout the house can be converted including an adjoining studio. The gardens and land offer plenty of opportunity for further development or re-sale.

ENERGY - DPE



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.



LEGGETT

IMMOBILIER INTERNATIONAL

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LOCAL TAXES

Taxe foncière: 2126 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the heart of Néffies, discover this impressive 'maison de maître' with gardens and land.

Situated on a quiet road, the property offers two entrances: one provides access to the main house and its terraces, while the second leads to a parking area, gardens and land. The total plot includes an enclosed space of 5,437m² and features an old cottage that could be converted into accommodation. To the west of the land, there is an additional entrance, offering the option to use or sell part of the space as constructible land, while still retaining a large garden of around 1,000m² at the front of the property.

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 $89m^2$ 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. 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.

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...