

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.

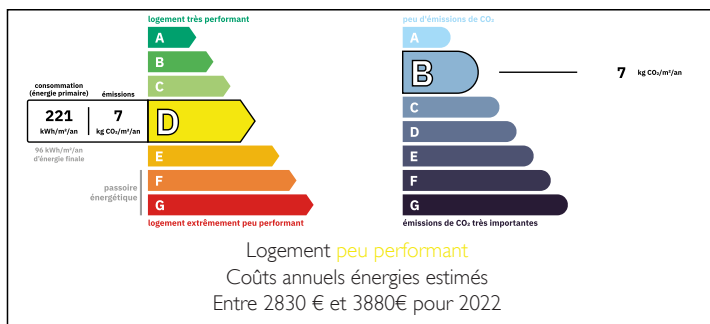
The first floor is divided by two staircases. One section offers a master suite with a wardrobe and bathroom, while the other comprises two bedrooms, a shower room, a WC, and a room with a Velux window that could be used as a child's bedroom.

Below the house, there is an expansive stone cave

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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

Taxe habitation: 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...