



STUNNING 5 BEDROOM VILLA WITH  
SALTWATER POOL AND LANDSCAPED  
GARDENS LOCATED ON THE EDGE OF A  
POPULAR VILLAGE

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PROPERTY FACT FILE	
REFERENCE	A25712DAL34
PRICE	€ 550,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	2
ACCOMMODATION	167 m <sup>2</sup>
LAND	1923 m <sup>2</sup>
TOWN	Neffiès
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- South Facing Terrace with 9x4m heated pool
- Edge of village location
- Energy Efficient
- Great for large families or Seasonal rental
- No work to do

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Discover this spacious and modern villa, located on the edge of Néffies, a popular winegrower's village in the south of France. The villa benefits from open-plan living and offers five bright bedrooms, including an en-suite bedroom with its own balcony overlooking the pool area on the first floor. The gardens surround the villa, and the

## DESCRIPTIF

The south-facing villa, constructed in 1989, offers 167 m<sup>2</sup> of living space and is situated on an enclosed plot of 1,223 m<sup>2</sup>, with an additional parcel of 700 m<sup>2</sup> at the front of the property, providing a private driveway to the villa.

To the front, the elevated terrace of 173 m<sup>2</sup> showcases a stunning 9x4 m heated saltwater pool, with plenty of space for relaxing. A covered area provides both sun and shade, and there is a fully equipped summer kitchen along with a spacious dining area overlooking the pool. To the left of the property is a seating area, while to the right you'll find a wood store and a 38 m<sup>2</sup> double garage. At the rear, the property offers a boules court and views over the countryside.

Inside, the property features a spacious 70 m<sup>2</sup> open-plan living, dining and kitchen area, complete with a fireplace, a bright dining space, and a fully equipped kitchen. This leads to a utility room and a second kitchen, which provides access back to the garden.

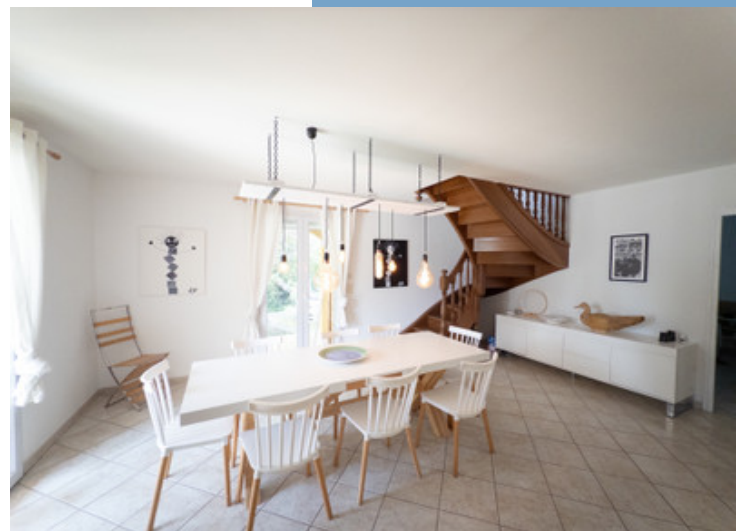
The ground floor comprises four north-facing bedrooms, designed to stay cooler in summer and offering countryside views. There is also a spacious shower room with twin basins, built-in storage, and a separate WC. The generously sized en-suite bedroom is located on the first floor and benefits from its own private balcony overlooking the pool and surrounding countryside. It also includes a tiled shower room with WC and basin.

The villa boasts an attractive energy rating and offers many features throughout, includin

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A25712DAL34>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

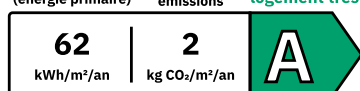
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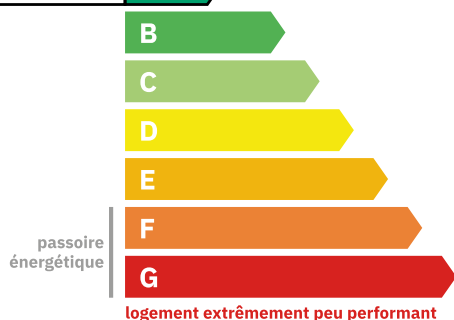
## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

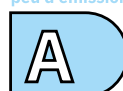
consommation (énergie primaire) émissions logement très performant



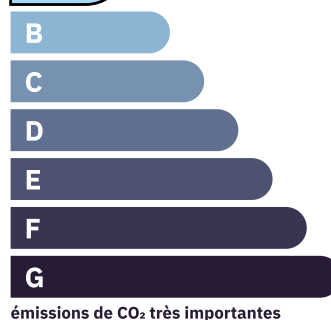
27 kWh/m²/an  
d'énergie finale



peu d'émissions de CO<sub>2</sub>



**2** kg CO<sub>2</sub>/m²/an



émissions de CO<sub>2</sub> très importantes

Property **Very efficient**  
Estimated annual energy costs  
between 660 € and 930€ for 2021

## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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## CONTACT

Réf : A25712DAL34  
FILE COMPLETE  
AND PHOTOS  
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**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)