



STUNNING 5 BEDROOM CHARACTER HOUSE
WITH ADJOINING TWO BEDROOM GITE,
BEAUTIFUL GARDENS AND SWIMMING POOL.

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PROPERTY FACT FILE

REFERENCE	A38399DAL34
PRICE	€ 950,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	4
ACCOMMODATION	290 m ²
LAND	608 m ²
TOWN	Neffiès
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking

*Price based on current exchange rate which is subject to change



- Beautifully renovated family home
- Two-bedroom gite
- 3.5 x 8m swimming pool with feature waterfall
- Up and running business
- Located in a sought after village

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Discover this magnificent south facing house and adjoining gite located in the sought after village of Néffies. The elevated main house arranged over two floors offers a spacious open plan lounge/kitchen, pantry, 5 bedrooms (two with bathrooms), dressing areas, family

DESCRIPTION

Located in the winegrowers' village of Néffies, discover this charming home with an adjoining gite, full of character and charm. The property sits on the edge of the village, just a short walk from the historic centre.

Entering from the road, you are immediately greeted by mature, fully enclosed gardens, offering a peaceful space to relax and unwind. The first part of the garden provides a generous area, leading through to the heated pool (3.5 x 8m) and terrace, which also gives access to the gite and its terraces/garden. Dual gated access is available on this side too offering private off street parking.

The main house features a spacious covered terrace at the front, overlooking the garden. Inside, the open-plan lounge with efficient Jontul log burner and kitchen create a welcoming space, complete with a fully fitted kitchen, feature island, and pantry. This floor also includes a separate WC, storage and access to the large garage which can park up to two vehicles.

A stunning staircase leads to the first floor, where the character continues. There are five bedrooms, two with bathrooms and dressing areas. One bedroom provides access to a separate laundry area. There is an additional shower room with WC. Storage is abundant throughout, and the floor opens onto a front terrace with far reaching views and stairs down to the garden.

The adjoining gite, rated 5* Meublé de Tourisme, offers a spacious layout over two floors. A private front terrace leads into a vaulted liv...



More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A38399DAL34>

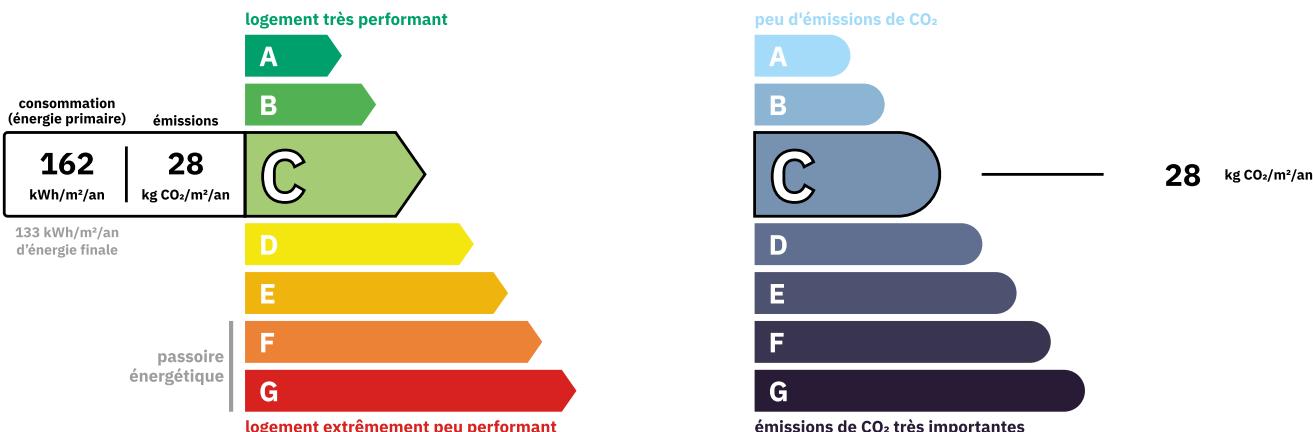
COMPLETE FILE AND PHOTO ON REQUEST

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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/>



NOTICE

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CONTACT

Réf : A38399DAL34

FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: 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