

TURNKEY CHARACTER HOME WITH ESTABLISHED 5 GÎTE BUSINESS, POOL AND GARDENS NEAR PÉZENAS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A38399DAL34
PRICE	€ 828,750 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	4
ACCOMMODATION	290 m²
LAND	608 m²
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





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

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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,

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 l...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38399DAL34

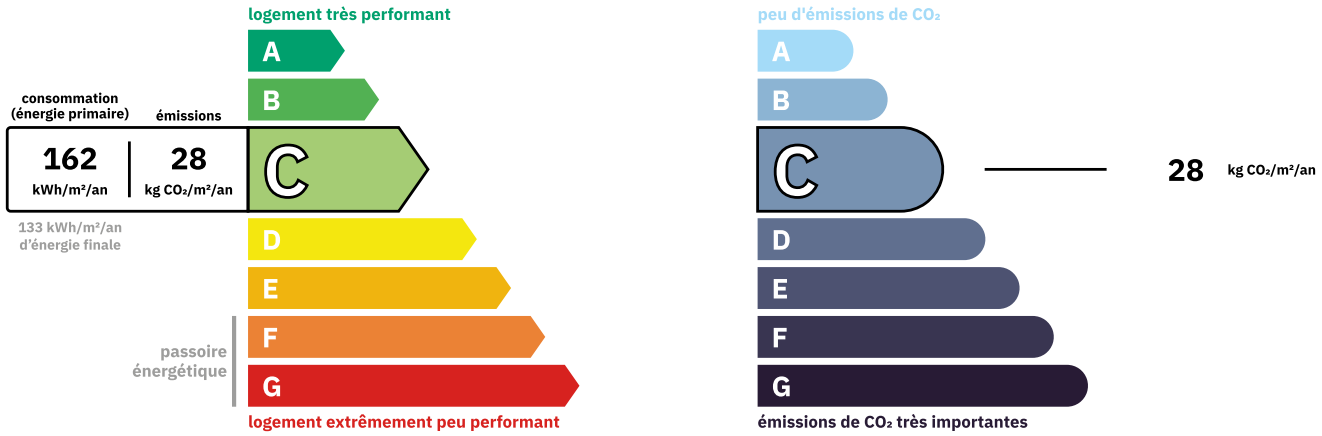
COMPLETE FILE AND PHOTO ON REQUEST

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

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ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 3323 € and 4495€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A38399DAL34
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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