



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* <small>*agency fees to be paid by the seller</small>
BEDROOM	7
BATHROOM	3
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
<small>*Price based on current exchange rate which is subject to change</small>	



- Beautifully renovated family home
- Two-bedroom gîte
- 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 gîte 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 ensuite showerrooms, dressing areas,

DESCRIPTIF

Located in the winegrowers' village of Néffies, discover this charming home with an adjoining gîte, 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 gîte 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 ensembles 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 gîte, rated 5* Meublé de Tourisme, offers a spacious layout over two floors. A private front terrace leads into a vaulted livi

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

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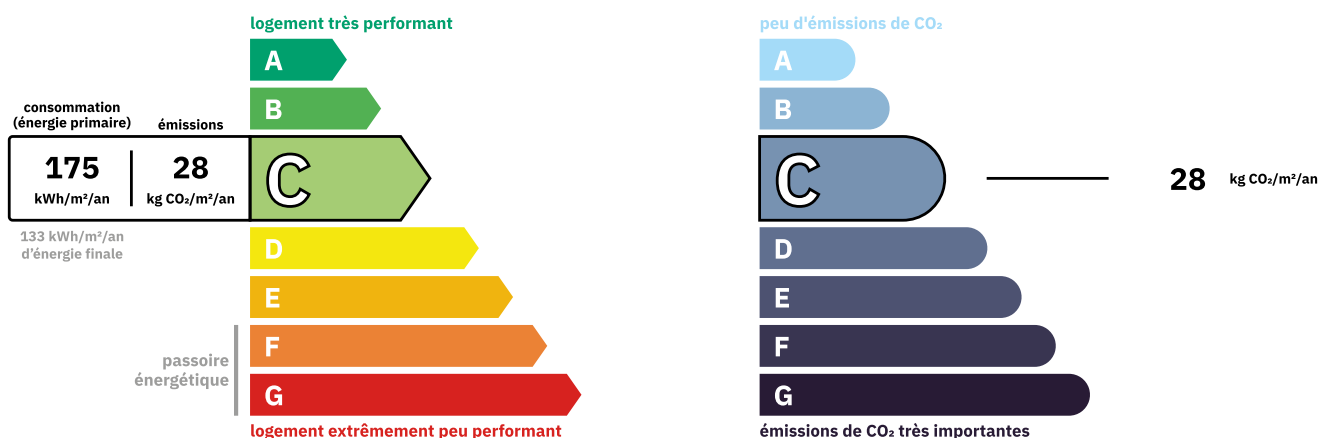


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ENERGIE-DPE

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



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

NOTICE

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

I: 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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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

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