



6 room, 160m2 Villa for sale in Neffies - 490 000 € *



Info Agente

Nombre:	Patrick Gibbins
Nombre empresa:	Artaxa Immo Sarl
País:	Francia
Experience since:	2008
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	
Languages:	French
Sitio web:	

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 576,994.34

Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Código postal:	34320
Publicado:	01/07/2025

Descripción:

Situated on the outskirts of Neffies, this modern 4-bedroom villa offers breathtaking panoramic views of the surrounding countryside and vineyards. —schedule a visit today!

Open-Plan Living Area: As you step inside, you'll be greeted by a large open-plan living, dining, and kitchen area, complete with high ceilings and a wood-burning stove, which creates a cozy yet spacious atmosphere. **Laundry Room & WC:** A practical laundry room with a separate WC adds convenience to this level.

The ground floor boasts three generously sized bedrooms, two of which have direct access to the garden, terrace, and pool area.

A well-appointed family bathroom services the three ground-floor bedrooms.

First Floor: Master Suite: The bespoke staircase leads to the master suite, which includes a spacious bedroom, a modern shower room, and a dedicated office space, making it ideal for working from home.

Land: The property sits on 2000m2 of land, providing ample room for outdoor activities and gardening.



A brand-new swimming pool, completed in 2024, serves as the focal point of the outdoor space.

Terrace & Summer Kitchen: The expansive 20m2 terrace is perfect for entertaining, featuring a summer kitchen and spectacular views across the countryside.

The property is equipped with double-glazed windows throughout and includes a well for water.

Don't miss the chance to own this stunning villa—book your visit today!

Information on the risks to which this property is exposed is available on the website Georisques

Our Fee Schedule

* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

Común

Dormitorios:	4
Pies cuadrados terminados:	160 m2
Tamaño del lote:	2000 m2

Room details

Total rooms:	6
--------------	---

Building details

Outdoor Amenities:	Pool
--------------------	------

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.214.474

