



## 6 room, 160m2 Villa for sale in Neffies - 470 000 € \*



### Agent Info

|                   |                    |
|-------------------|--------------------|
| Naam:             | Patrick Gibbins    |
| Bedrijfsnaam:     | Artaxa Immo Sarl   |
| Mistlampen:       | France             |
| Experience since: | 2008               |
| Service Type:     | Selling a Property |
| Specialties:      |                    |
| Property Type:    | Apartments, Houses |
| Telefoon:         |                    |
| Languages:        | French             |
| Website:          |                    |

### Advertentie details

|                |               |
|----------------|---------------|
| Vastgoed voor: | Koop          |
| Prijs:         | USD 551,450.5 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Occitanie  |
| Postcode:                   | 34320      |
| Geplaatst:                  | 17-09-2025 |
| Omschrijving:               |            |

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 20m<sup>2</sup> 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.

### Algemeen

|                             |                     |
|-----------------------------|---------------------|
| Slaapkamers:                | 4                   |
| Afgewerkte vierkante meter: | 160 m <sup>2</sup>  |
| Lot Afmeting:               | 2000 m <sup>2</sup> |

### Room details

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

### Building details

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

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX7.551.168

