



## 4 room, 157m2 Stone house for sale in Neffies - 350 000 €

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### Informações do Revendedor

|                |                    |
|----------------|--------------------|
| Name:          | Patrick Gibbins    |
| Nome da        | Artaxa Immo Sarl   |
| Empresa:       |                    |
| País:          | França             |
| Experience     | 2008               |
| since:         |                    |
| Tipo de        | Selling a Property |
| Serviço:       |                    |
| Specialties:   |                    |
| Property Type: | Apartments, Houses |
| Telefone:      |                    |
| Languages:     | French             |
| Website:       |                    |

### Detalhes do anúncio

|               |             |
|---------------|-------------|
| Imóveis para: | Venda       |
| Preço:        | EUR 350,000 |

### Localização

|                        |            |
|------------------------|------------|
| Country:               | França     |
| State/Region/Province: | Occitanie  |
| CEP:                   | 34320      |
| Adicionado:            | 08/07/2026 |

Informação adicional:

Charming Village House with Garden, Terrace & Countryside Views - Neffies.

Tucked away in a peaceful spot just a few minutes' walk from the heart of Neffies center, this spacious and character-filled village home offers over 150m2 of light-filled living space, plus a large south-facing garden, open-plan living area, and stunning countryside views.

Over 150m2 of living space

Bright, south-facing garden

Spacious 75m2 open-plan living/dining/kitchen area

3 bedrooms, all with garden views

Garage with space for 3 cars

68m2 workshop/studio with potential for conversion



Two covered outdoor areas - ideal for storage or a summer kitchen

Mezzanine level for office or extra sleeping space

Split-level terrace overlooking the garden with countryside views

Potential to add a swimming pool

The main living area is on the first floor, featuring a generous open-plan space with original stone walls, wooden floors, and a fireplace. The hand-built kitchen offers plenty of space for dining and relaxing, with patio doors opening onto a sunny terrace that's perfect for al fresco meals.

Each of the three bedrooms enjoys garden views and rustic character. The home also includes two mezzanines—ideal as an office or guest space—as well as ample built-in storage.

Neffies is a sought-after wine village just 15 minutes from Pezenas. It offers everyday amenities including a bakery, post office, two restaurants, a tapas/wine bar, and a wine cave. Larger shops are just 5 minutes away in Roujan, while the Mediterranean beaches are 30 minutes away. Easy access to Beziers and Montpellier airports (under 1 hour).

**\*\*A rare opportunity to own a spacious home in a vibrant village setting - full of charm, potential, and Provençal character.\*\***

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.

### Comum

|                         |                    |
|-------------------------|--------------------|
| Quartos de dormir:      | 3                  |
| Pés quadrados acabados: | 157 m <sup>2</sup> |
| Tamanho do lote:        | 582 m <sup>2</sup> |

### Room details

|              |   |
|--------------|---|
| Total rooms: | 4 |
|--------------|---|

### Building details

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

### Lease terms



# IMLIX

**Mercado Imobiliário IMLIX**

<https://www.imlix.com/pt/>

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Date Available:

## **Contact information**

IMLIX ID:

IX8.683.033

