

3 bedroom house for sale

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Price: €215,000 Bedrooms: 3 Bathrooms: -M2 Living: -M2 Plot: -M2 Terrace: -Address: Neffies Languedoc-Roussillon

Beautiful 40m2 completely private courtyard with this house of 3 bedrooms, 2 bathrooms, an office, laundry, wine cellar and garage. Plus 2 potential bonus features - please ask!

This is a really clever renovation of a building that dates back to the 1400s and 1600s. The top floor consists of the terrace with a barbeque area, outdoor dining area and outdoor salon. The terrace has been built with enough strength to take a jacuzzi.

Also on the top floor are the master bedroom with double sliding doors leading onto the terrace, the study and the hallway with entrance to the terrace.

The first floor houses the professional stainless-steel kitchen open to the living/dining area, a pantry, two good sized bedrooms leading onto a small courtyard and the bathroom.

The heating system is the stove that takes coal or wood and heats the whole house. Both bathrooms have heated towel rails. The wiring is also prepared for reverse cycle air conditioning. There are solar panels that provide the hot water for the house.

The ground floor has the entry hall, a garage that can take 2 cars, one behind the other, the laundry and the wine cellar.

There is also private parking in front of the house.

Neffies is a great village with a bistro, a restaurant, a bakery and small grocers. It is just 7 minutes from the larger village of Roujan with its supermarket, petrol station, pharmacy and more bakeries, shops and bars.

If anyone is looking for a business opportunity there is also a shop / cafe / bar for sale in Neffies, please ask.

Taxe Fonciere (city tax) ?603 Habitable space 103m2 Ground floor: Garage: 66m2 Laundry: 7m2 Wine cellar: 4m2 Entry hall: 4m2 First floor: Living / dining with wood stove: 25.8m2 Pantry: 3.5m2 Kitchen (open to living area): 7m2 Hall: 3.5m2 WC: 1.5m2 Bathroom 4m2 Bedroom 2: 11m2 Bedroom 3: 11m2 Courtyard / light well: 4m2

Second floor: Hall: 2m2 Terrace / courtyard: 40m2 Of which garden bed: 3m2 Master bedroom: 20m2 Ensuite shower room: 4m2 Office: 9m2

Agency commission included in the advertised price and payable by the sellers.