

3 bedroom house for sale

Country 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: 4m<sup>2</sup>

Entry hall: 4m<sup>2</sup>

First floor:

Living / dining with wood stove: 25.8m<sup>2</sup>

Pantry: 3.5m<sup>2</sup>

Kitchen (open to living area): 7m<sup>2</sup>

Hall: 3.5m<sup>2</sup>

WC: 1.5m<sup>2</sup>

Bathroom 4m<sup>2</sup>

Bedroom 2: 11m<sup>2</sup>

Bedroom 3: 11m<sup>2</sup>

Courtyard / light well: 4m<sup>2</sup>

Second floor:

Hall: 2m<sup>2</sup>

Terrace / courtyard: 40m<sup>2</sup>

Of which garden bed: 3m<sup>2</sup>

Master bedroom: 20m<sup>2</sup>

Ensuite shower room: 4m<sup>2</sup>

Office: 9m<sup>2</sup>

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

