



PÉZENAS, CLOSE, VILLA OF
156 M², ...

📍 NEFFIÈS

450 000 €

REF : 169





PROPERTY FOR SALE / VILLA / NEFFIÈS (34320) PÉZENAS, CLOSE, VILLA OF 156 M², 6 ROOMS ...

Exclusive to My Agency, Caux.

This property is located in the very popular and dynamic village of Neffiès, it benefits from a privileged location, a calm, preserved environment with a rare and splendid view of the vineyards and the countryside.

Are you looking for your new home as a primary or secondary residence in an ideal environment? This property is made for you!

Offered furnished, this villa is immediately habitable without work, and you can easily take the time to settle in and possibly rethink its layout and decoration according to your taste.

The ...

FEATURES

• Year of built	1997
• Nr of rooms	6
• Number of bedrooms	5
• Sewage	Mains drains
• Swimming pool	Yes
• Garage	1
• Heaters	Air-electric-individual individual-electric-radiator

INFORMATIONS

• Selling price	450 000 €
• Property inland tax	1 804 €
• Property subject to co-ownership	Not specified
• Monthly charges	0 €



156 M²



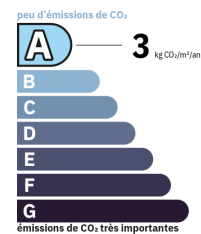
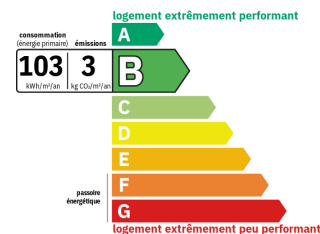
6 PIECE(S)



5



1137 M²

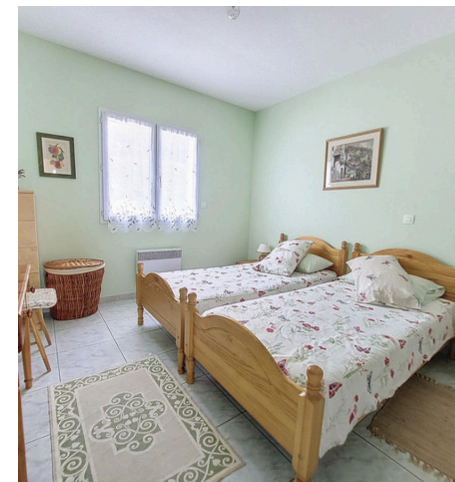


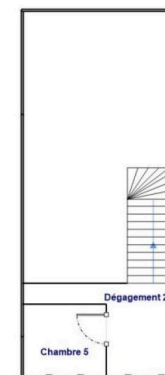
Estimated amount of annual energy expenditure for this home for standard use is between 990 € and 1400 € 2021, étant l'année de référence des prix de l'énergie utilisés pour établir cette estimation.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

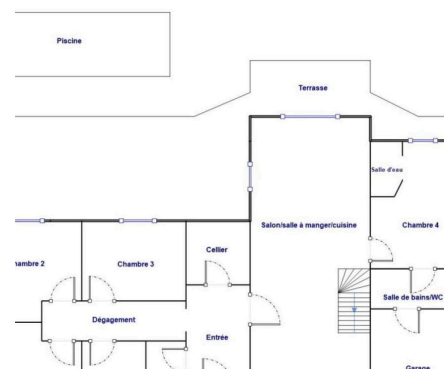








1er Etage





SURFACE DETAILS

Room	Floor	area
Main room - Open kitchen, living room, lounge	0	51.00 sqm
Room - No. 1 Master Suite	0	14.50 sqm
Bathroom - Master suite	0	7.90 sqm
Room - No. 2 (green)	0	12.00 sqm
Room - No. 3 (Blue)	0	12.00 sqm
Room - No. 4 (yellow)	0	12.00 sqm
Bathroom - For the 3 bedrooms in the sleeping area	0	9.80 sqm
Hallway - Serving 3 bedrooms + bathroom	0	5.80 sqm



SURFACE DETAILS

Room	Floor	area
Entrance hall	0	6.00 sqm
WC - Independent	0	1.70 sqm
Riddance	0	4.50 sqm
Terrace - Covered	0	15.50 sqm
Terrace - Uncovered	0	30.00 sqm
Garage - Garage with laundry area and storage	0	20.00 sqm
Swimming pool - Swimming pool with views of vineyards and countryside	0	28.00 sqm
Mezzanine - Office space	1	11.70 sqm



SURFACE DETAILS

Room	Floor	area
Bedroom - No. 5 on mezzanine	1	9.00 sqm
Total living space of approx.		156.00 sqm



MY AGENCY

122 BOULEVARD DE LA RÉPUBLIQUE
📍 VALRAS-PLAGE

06 71 43 88 34

www.m-y-agency.fr



Franck BRASSEUR

franck.brasseur@m-y-agency.fr

07 68 03 54 49

MY AGENCY SAS SIRET : 92880684300019. Capital de 10 €, Garant : GALIAN ASSURANCES | Franck BRASSEUR | N° RSAC : 947 867 610. Carte professionnelle N° CPI34012018000032225 délivrée par DELJARRY André le 29/06/2027, Montant garanti de 120000 €.

Not included in the price: notary fees (registration fees). Non-contractual document established according to indications provided by the owner, it is provided for information purposes subject to confirmation of the information by respective administrative or contractual documents, it cannot engage our liability.