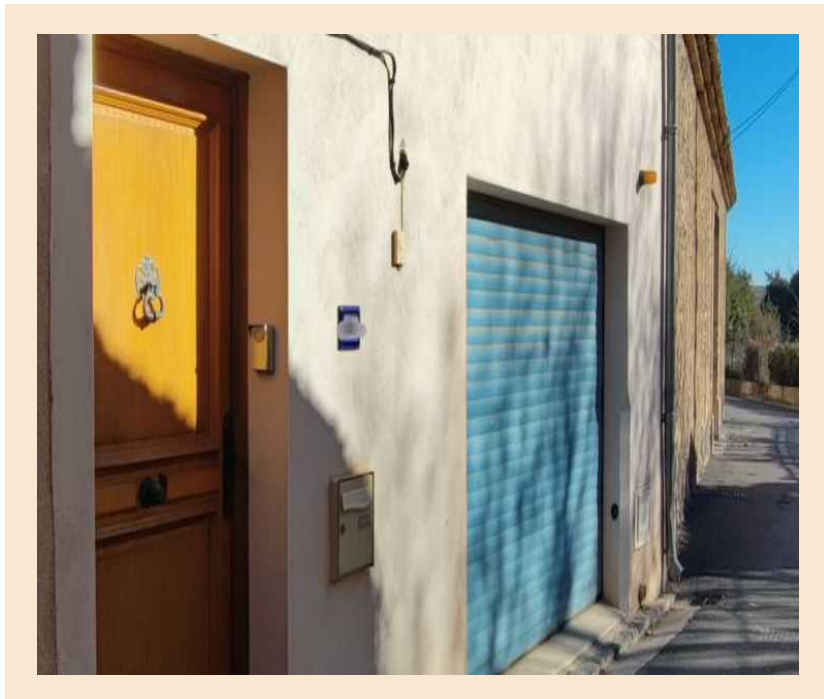


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## Former Barn, Entirely Renovated, With 3 Bedrooms, Patio, Large Garage...

Neffies , Hérault , Occitanie



**€247,320**

inc. of agency fees

3 Beds

2 Baths

Charming picturesque village with its old castle, cafe, grocery and food truck, at only 5 minutes from Pezenas (dynamic historic city), 30 minutes from Beziers and 25 minutes from the beach !Former barn...

### At a Glance

<b>Reference</b>	MFH-LFR-NP270000E	<b>Near to</b>	Neffies	<b>Price</b>	€247,320
<b>Bed</b>	3	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Charming picturesque village with its old castle, cafe, grocery and food truck, at only 5 minutes from Pezenas (dynamic historic city), 30 minutes from Beziers and 25 minutes from the beach !

Former barn entirely converted in 2007 with high quality materials, with a living space of 123 m2 offering 3

bedrooms, 2 bath/shower rooms, a living room of 40 m<sup>2</sup> (high ceiling), a separate kitchen of 20 m<sup>2</sup>, a private patio of 20 m<sup>2</sup> plus a large garage of 60 m<sup>2</sup>. Quiet location in a charming village !

Ground = Large garage of 60 m<sup>2</sup> (can receive 2 to 3 cars, concrete floor, laundry area and electric gate with brand new motor) + entrance hall of 2 m<sup>2</sup>.

1st = Living room of 40 m<sup>2</sup> (high ceiling) + corridor of 6.71 m<sup>2</sup> + not overlooked private patio of 20 m<sup>2</sup> with barbecue, water and electricity + separate kitchen of 20 m<sup>2</sup> (lower units, electric hob and oven, hood, dish washer, sink) + shower room of 3.45 m<sup>2</sup> (WC, shower, basin unit) + bedroom (or office) of 15 m<sup>2</sup>.

2nd = Hall of 4 m<sup>2</sup> + bedroom of 13.17 m<sup>2</sup> (large built in cupboards) + bathroom of 5.40 m<sup>2</sup> (WC, bath, basin unit) + bedroom of 14.16 m<sup>2</sup> (cupboard).

Exterior = A pleasant private patio of 20 m<sup>2</sup> (not overlooked, completely private) with barbecue, water and electricity.

Extras = Built in 2007 (quality materials) + double glazing + electric roller shutters and wooden shutters + mosquito net on windows + reversible air conditioning + roof is new + fiber + annual land tax of 1658 € + estimated amount of annual energy consumption for standard use: between 680 € and 980 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + possibility to buy a leisure land of 432 m<sup>2</sup> located nearby the house.

Price = 247.320 € (In perfect condition ! In a pleasant village !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 53788

Property Size: 123 m<sup>2</sup>

Property Lot Size: 138 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: NP270000E

### **Other Features**

Immediately Habitable

Latest properties

Near the coast

Outside space

Private parking/Garage

Rental Potential

Terrace

## Summary

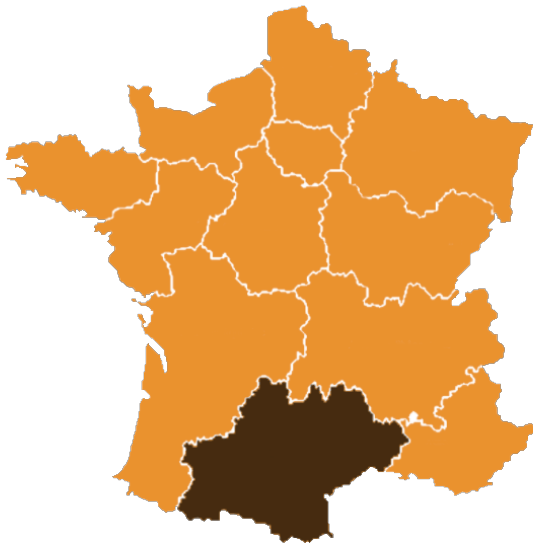
Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€247,320

## Key Information

Property Features:

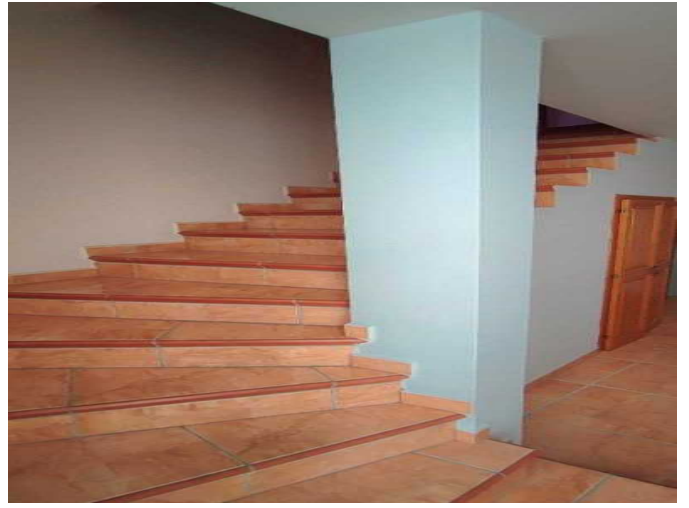
- Immediately Habitable

## Location: Occitanie



## Gallery







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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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