



CONTEMPORARY VILLA WITH PANORAMIC VIEWS AND POOL IN NÉFFIES

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PROPERTY FACT FILE

REFERENCE	A47368DAL34
PRICE	€ 619,500 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	192 m ²
LAND	8497 m ²
TOWN	Neffiès
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Villa
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Panoramic countryside views
- Spacious contemporary villa
- 8m x 4m swimming pool to be finished
- Impressive principal suite
- Prime village location

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Located in the sought-after village of Néffies, this elevated modern villa combines contemporary living, generous accommodation and exceptional potential.

The finished interior features a stunning open-plan lounge, kitchen and

DESCRIPTION

This recently constructed contemporary villa offers over 190m² of habitable living space, arranged over two floors and set within an exceptional plot of more than 8,000m². Combining generous proportions, modern construction and far-reaching countryside views, the property presents a rare opportunity to complete and personalise an already impressive home.

The property is approached via a private driveway leading to a substantial 44m² garage, together with additional areas beneath the house offering considerable storage and potential for further use. There is access beneath the swimming pool and around the property, providing excellent practicality and flexibility.

The Living Space

Internal or external stairs lead to the principal living accommodation, where the property immediately impresses with its feeling of light, space and contemporary design.

At the heart of the villa is a superb 67.57m² open-plan lounge, dining and kitchen area, with large openings creating a bright and fluid living environment and connecting the interior with the terraces and surrounding landscape.

The modern fitted kitchen, with integrated appliances, has been designed to blend seamlessly with the living space, while the polished natural flooring adds warmth and sophistication to the contemporary interior.

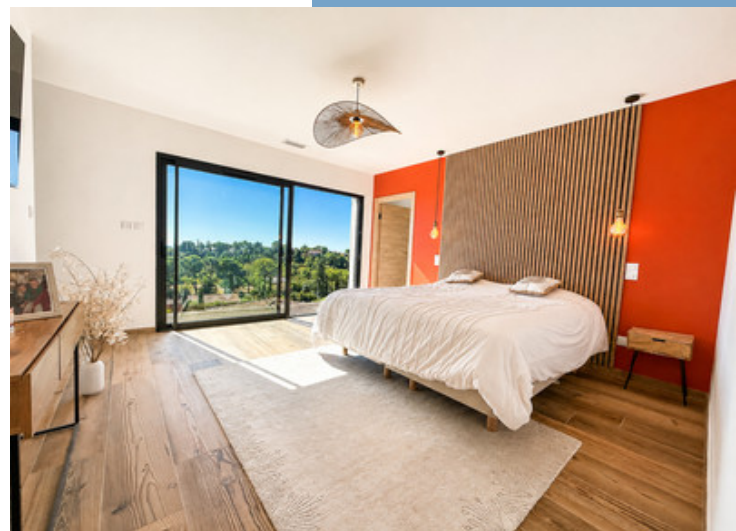
This central living area provides access to the accommodation on either side of the floor.

To one side are two bedrooms, each approximately 12m² and benefiting from built-in storage, tog...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A47368DAL34>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

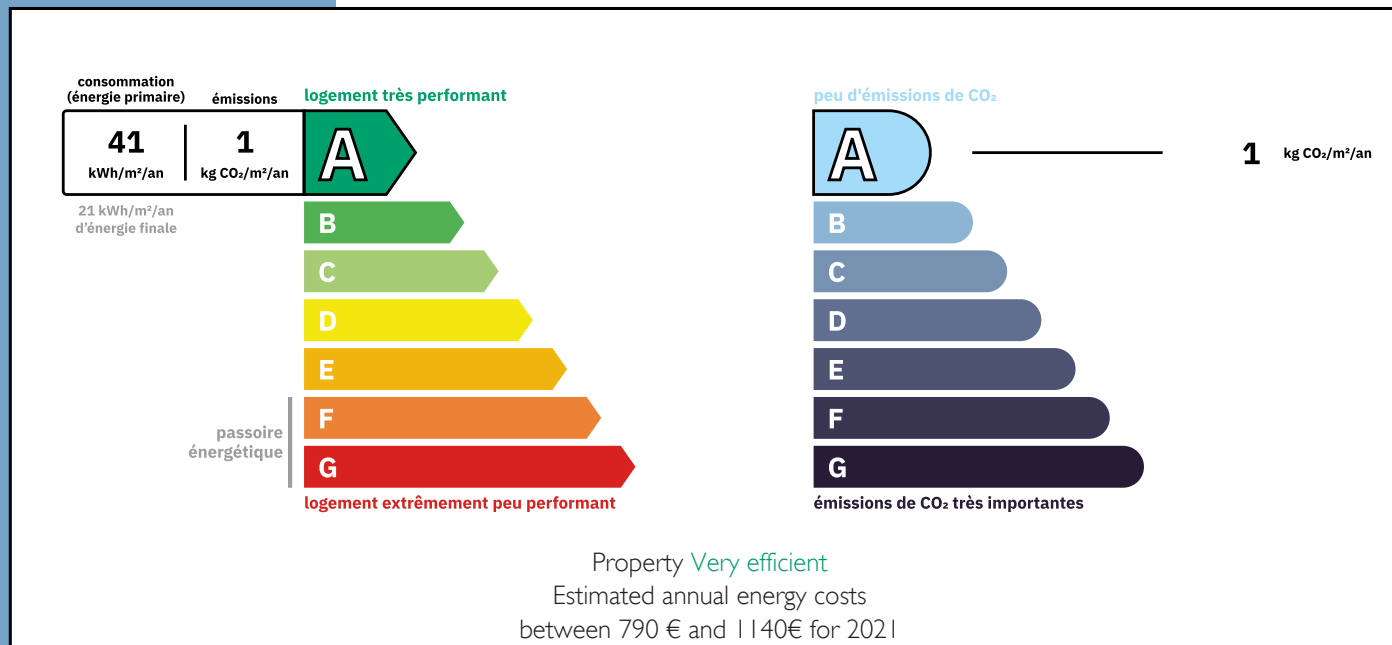
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

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FILE COMPLETE
AND PHOTOS
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