



Nicole Sibi Immobilier

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www.nicolesibimmobilier.com

Price on request

Buying village house

5 rooms

Surface : 118 m²

Surface of the living : 29 m²

Year of construction : 1950

Exposition : Est

View : Citadine

Hot water : Electrique

Inner condition : a refresh

External condition : good

Couverture : tiles

Amenities :

fireplace

4 bedroom

1 terrace

1 shower

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Fees and charges :

26/11/2025 - Prix T.T.C



Village house Néfiach

Rare opportunity in the heart of Néfiach! Spacious two-sided village house spread over three floors, offering generous living spaces and rare outbuildings in the town center. Ground floor: an exceptional asset! 54 m² garage with high ceilings, perfect for a camper van, tradesperson, storage, or workshop, plus an adjoining 24 m² storage room, ideal to meet your extra space needs. First floor: a bright and welcoming living area Living room with open kitchen, opening onto a balcony. A 13.50 m² alcove, perfect for an office, reading nook, or guest bedroom; a 16 m² bedroom opening onto a 23.50 m² terrace with complete privacy — a truly rare outdoor space in the village center. Shower room with WC. Second floor: two large bedrooms measuring 14 m² and 16 m², plus a separate WC with a washbasin. Some renovation work needed, but great potential to create a beautiful family home or rental project. Additionally, you can enjoy a small 126 m² garden located about a hundred meters from the house. Ref. : 891V450M - Mandat n°774



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RCS 752 554 964 Code NAF 6831 Z - SIRET 752 554 964 00029 tribunal de Perpignan

Document non contractuel - Barème de prix disponible sur notre site internet