



# Nicole Sibi Immobilier

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www.nicolesibimmobilier.com

€ 334 000

**Buying mansion**

**8 rooms**

**Surface : 226 m<sup>2</sup>**

**Surface of the living : 37 m<sup>2</sup>**

**Surface of the land : 312 m<sup>2</sup>**

**Hot water : Thermodynamique**

**Couverture : tiles**

**Amenities :**

fireplace, double glazing

7 bedroom

4 showers

4 WC

1 garage

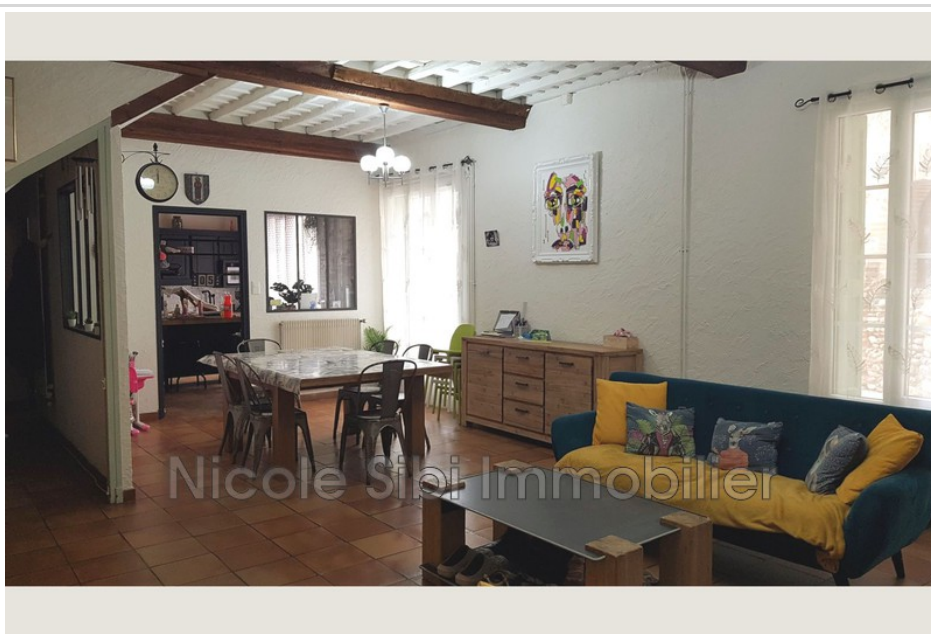
**Energy class (dpe) : B**

**Emission of greenhouse gases  
(ges) : A**

**Fees and charges :**

334 000 € fees included

01/05/2024 - Prix T.T.C



## Mansion Néfiach

In the center of Néfiach, character house of approximately 227 m<sup>2</sup>, gracefully combining old charm and modernity. Enjoy a large living room, highlighted by high ceilings, and discover seven welcoming bedrooms, combining comfort and elegance. Modern amenities such as a heat pump and a thermodynamic tank ensure greater well-being. Outside, a covered terrace gives access to a magnificent courtyard, protected from prying eyes, creating a unique outdoor space for moments of relaxation. The garage and the annex offer potential to be exploited according to your needs, adding an additional dimension to this residence. The opportunity to create independent accommodation allows you to personalize this exceptional space. Ref. : 891V398M - Mandat n°608



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

