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## Very Charming Single Storey Villa With 102 M2 Of Living Space On 669 M2...

**Saint Genies De Fontedit , Hérault , Occitanie**



# €325,280

inc. of agency fees

3 Beds

2 Baths

Village with all shops, schools, restaurants and cafe, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the sea. Charming single storey villa (2006) with 102 m2 of living space, a haven...

### At a Glance

**Reference** MFH-LFR-LS345600EF

**Bed** 3

**Near to** Saint Genies De Fontedit

**Bath** 2

**Pool** Yes

**Price** €325,280

**Land Tax** N/A

### Property Description

Village with all shops, schools, restaurants and cafe, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the sea.

Charming single storey villa (2006) with 102 m2 of living space, a haven of comfort and tranquility in the

old village (not in an estate), on 669 m<sup>2</sup> of land. This residence greets you with a cozy and inviting atmosphere, providing a harmonious living space, 3 bedrooms and 2 bathrooms. Featuring an inviting pool and comfortable amenities, this property is an invitation to relaxation and the joy of living in a countryside village.

Interior = Living room of 34 m<sup>2</sup> with french window to the garden + equipped kitchen of 14 m<sup>2</sup> (extractor fan, oven, hob, dishwasher, upper and lower units) + corridor of 7 m<sup>2</sup> + 2 bedrooms of 13 m<sup>2</sup> and 10.8 m<sup>2</sup> + bathroom of 5.5 m<sup>2</sup> (bath, wc, washbasin) + en suite bedroom of 16 m<sup>2</sup> with shower room (shower, washbasin, wc) + utility room of 14 m<sup>2</sup>.

Exterior = Bean shape pool (new pump) + well (with new immersed pump) + superb landscaped garden with mediterranean plants and lots of flowers.

Sundry = Electric heating (new) and woodburner (new) + estimated amount of annual energy consumption for standard use: between 1028 € and 1390 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1092 € + in the centre of the village + new aluminium shutters + electric rolling shutters.

Price = 325.280 € (Welcoming and comfortable !)

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 : 52215

Property Size: 102 m<sup>2</sup>

Property Lot Size: 669 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: LS345600EF

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€325,280

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie

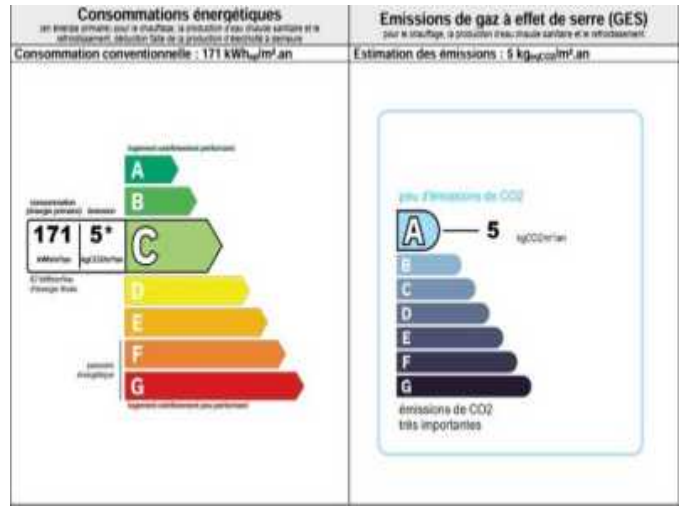


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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with 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.

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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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