

[Click to view MFH-LFR-AS259200E](#)

## Lovely 50's House To Modernise With 115 M2 Of Living Space On A 1550 M2...

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



# €249,000

inc. of agency fees

4 Beds

2 Baths

Nice village with all shops, groceries, chemist cafe/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the coast. Lovely 50's house to modernise with 115 m2 of living...

### At a Glance

**Reference** MFH-LFR-AS259200E  
**Bed** 4

**Near to** Saint Genies De Fontedit

**Bath** 2

**Pool** No

**Price** €249,000

**Land Tax** N/A

### Property Description

Nice village with all shops, groceries, chemist cafe/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the coast.

Lovely 50's house to modernise with 115 m2 of living space including 4 bedrooms and 2 shower rooms on a

superb 1550 m2 plot. Superb views from the terraces. Just 10 minutes walk from shops and restaurant.

Ground = Entrance hall of 4 m2 + living room/equipped kitchen of 51 m2 (hob, extractor hood, wall and floor units, electric oven, dishwasher, fridge) + study of 10.8 m2.

1st = Hall of 3 m2 + 2 bedrooms of 10.2 m2 and 10.3 m2 + bedroom of 10.8 m2 with access to a terrace of 18 m2 and superb views + shower room of 4 m2 (shower, washbasin, WC) + bedroom of 10.5 m2 en suite with washbasin and WC.

Exterior = 2 lovely south-facing terraces + large 1150 m2 garden with 2 garden sheds and well + car access.

Sundry = Wood burner in living room + 670 € property tax + estimated amount of annual energy consumption for standard use: between 1539 € and 2083 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + single glazing + additional heating to foresee.

Price = 249.000 € (Nice plot, nice house !)

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 : 52690

Property Size: 115 m2

Property Lot Size: 1,550 m2

Bedrooms: 4

Bathrooms: 2

Reference: AS259200E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Summary

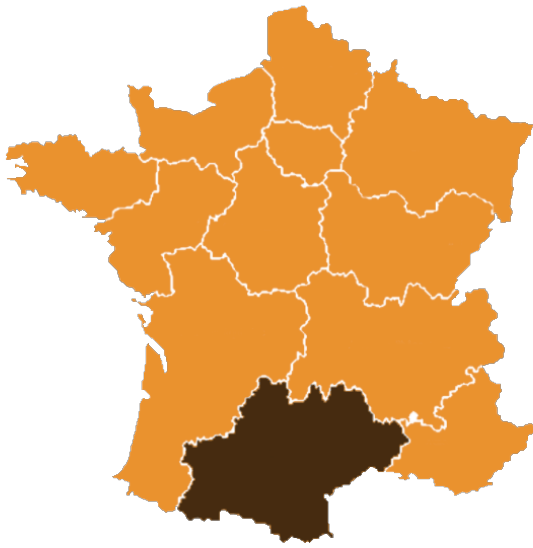
Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€249,000

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie

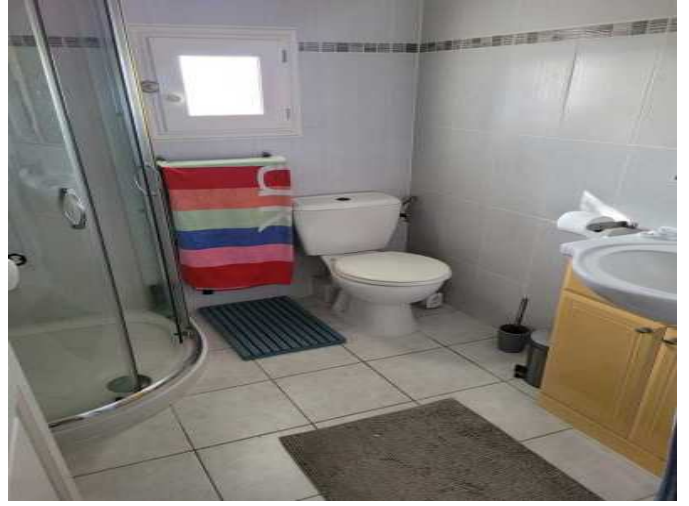


## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

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.

## Testimonials

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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates