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## Superb Spacious Bastide-Style Villa Offering 195 M2 Of Living Space On...

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



# €695,500

inc. of agency fees

4 Beds

2 Baths

Nice village with all shops, grocery shops, pharmacy, cafe-restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the beaches. Nestling...

### At a Glance

**Reference** MFH-LFR-AS749000E  
**Bed** 4

**Near to** Saint Genies De Fontedit

**Bath** 2

**Pool** Yes

**Price** €695,500

**Land Tax** N/A

### Property Description

Nice village with all shops, grocery shops, pharmacy, cafe-restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the beaches.

Nestling in a peaceful, sunny setting, this superb contemporary bastide-style villa (2010) offers a haven of

tranquillity on the edge of a charming village. With 195 m<sup>2</sup> of living space, including 4 bedrooms and 2 bathrooms, this elegant residence boasts a modern design and high-quality materials. Bathed in natural light thanks to its large windows, the villa enjoys lovely views over the surrounding countryside.

Ground = 5 m<sup>2</sup> entrance hall + WC with washbasin + 67.4 m<sup>2</sup> lounge/dining room with wall-hung fireplace with sliding doors opening onto a large terrace and swimming pool + 16 m<sup>2</sup> fitted kitchen (wall and base units, oven, hob, extractor fan, dishwasher, integrated fryer, fridge) + 5.7 m<sup>2</sup> cellar + 20.7 m<sup>2</sup> en suite bedroom with 9.3 m<sup>2</sup> dressing room and 9.9 m<sup>2</sup> bathroom (Italian shower, bath, 2 basins, WC) + detached garage of 38 m<sup>2</sup> + veranda of approximately 12 m<sup>2</sup>.

1st = 5.9 m<sup>2</sup> hall + 3 bedrooms of 17 m<sup>2</sup>, 11.6 m<sup>2</sup> and 14.6 m<sup>2</sup> + 7 m<sup>2</sup> shower room (Italian shower, 2 basins) + WC with washbasin.

Exterior = Large terrace and heated bean-shaped swimming pool (8x4m, salt with robot) + irrigation system + beautiful flowering hedges + parking space.

Miscellaneous = Underfloor reversible air conditioning + estimated amount of annual energy consumption for standard use: between 960 € and 1360 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of approximately 2000 € + electric and traditional roller shutters + marble staircases + travertine floors + electric gate + videophone and alarm.

Price = 695.500 € (Superb quality, a must see !)

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 : 61860

Property Size: 195 m<sup>2</sup>

Property Lot Size: 1,000 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: AS749000E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€695,500

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery











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**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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