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Pretty Winegrower's House With 165 M2 Of Living Space, Garage And Charming...

Saint Genies De Fontedit , Hérault , Occitanie



€349,000

inc. of agency fees

5 Beds

3 Baths

Very lively, circular village with all shops, cafes, restaurant, primary and secondary schools, 15 minutes from Beziers and 30 minutes from the beaches. Pretty winegrower's house 165 m2 living space, including...

At a Glance

Reference MFH-LFR-MS349000E

Bed 5

Near to Saint Genies De Fontedit

Bath 3

Pool Yes

Price €349,000

Land Tax N/A

Property Description

Very lively, circular village with all shops, cafes, restaurant, primary and secondary schools, 15 minutes from Beziers and 30 minutes from the beaches.

Pretty winegrower's house 165 m2 living space, including 5 bedrooms and 3 bathrooms, plus a convertible

attic of approx. 30 m2 and a 90 m2 garage. In the heart of the village with a 250 m2 garden with above-ground pool and a small 20 m2 outbuilding (former stable) converted into a summer kitchen. A pleasant surprise!

Ground = 90 m2 garage + 10 m2 entrance hall.

1st/garden level = 9 m2 staircase hall + 53 m2 living room/kitchen (base units, hob, extractor fan, electric oven) with access to the garden + 2 bedrooms of 16 m2 and 8 m2 + 5 m2 shower room (basin, WC, shower).

2nd = Hall of 10 m2 + 2 bedrooms of 13 m2 and 12 m2, bathroom of 12 m2 (bath, shower, washbasin, WC) + bedroom of 17 m2 en suite with shower room of 5.7 m2 (shower, washbasin, WC) + attic of 30 m2 with access to the first floor of the former cowshed.

Outside = Garden of approximately 250 m2 with above-ground swimming pool (6x4m) + small stable of 20 m2 converted into summer kitchen and utility room.

Miscellaneous = Gas-fired central heating and reversible air conditioning on 2nd floor + roof redone in 1999 + estimated amount of annual energy consumption for standard use: between 1740 € and 2420 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of 900 €.

Price = 349.000 € (Lovely house with charming garden !)

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

Property Id : 53418

Property Size: 165 m2

Property Lot Size: 415 m2

Bedrooms: 5

Bathrooms: 3

Reference: MS349000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace
With Land/Garden

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€349,000

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie



Gallery









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