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## Charming Village House With 3 Bedrooms, Garage, Patio And Covered Terrace

Thezan Les Beziers , Herault , Occitanie



**€126,500**  
inc. of agency fees

3 Beds

1 Baths

Dynamic circulate village with all shops (bars, restaurants, bakeries, butcher, supermarkets:) located at 5 minutes from Saint-Genies de Fontedit, 15 minutes from Beziers and 25 minutes from the beach...

### At a Glance

<b>Reference</b>	MFH-LFR-MT126500EB	<b>Near to</b>	Thezan Les Beziers	<b>Price</b>	€126,500
<b>Bed</b>	3	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

Dynamic circulate village with all shops (bars, restaurants, bakeries, butcher, supermarkets:) located at 5 minutes from Saint-Genies de Fontedit, 15 minutes from Beziers and 25 minutes from the beach !

Charming village house, with 85 m2 of living space, offering 3 bedrooms, 1 shower room, a lounge, a kitchen, a garage, a patio and a pleasant covered terrace ! In the centre, walking distance to the shops, on a quiet street !

Ground = Large entrance hall of 11.48 m2 with cupboard + garage of 32 m2 with garage and workshop.

1st = Corridor of 8 m2 with cupboard + equipped kitchen of 8.87 m2 (lower units, electric cooker, dish washer, hood, fridge) + lounge of 16.45 m2 + shower room of 4.84 m2 (shower, basin unit and cupboard) + WC of 0.95 m2 + access to the patio.

2nd = Corridor of 3 m2 + bedroom/office of 9 m2 with cupboard and access on terrace + bedroom of 9.22 m2 + bedroom of 12.27 m2 with built in cupboards.

Exterior = Pleasant patio of 10 m2, not overlooked + pleasant covered terrace of 8 m2.

Extras = Electric heating + double glazing + manual rolling shutters + tiled floor + main sewage + roof in good condition + annual land tax of about 700 €.

Price = 126.500 € (Ideal 1st investment or as a holiday home !)

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 : 54064

Property Size: 85 m2

Property Lot Size: 73 m2

Bedrooms: 3

Bathrooms: 1

Reference: MT126500EB

### **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€126,500

Key Information

- Property Features:
- Courtyard

Location: Occitanie



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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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**C. BAUER – Sunday Times**

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