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## Very Pretty Fully Renovated House With 150 M2 Of Living Space, Garage...

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



# €237,600

inc. of agency fees

4 Beds

1 Baths

Nice village with all shops, bakery, grocery, cafe restaurant, beauty shop, 20 minutes from Beziers and 25 minutes from the beaches. Very pretty village...

### At a Glance

**Reference** MFH-LFR-AS248400E  
**Bed** 4

**Near to** Saint Genies De Fontedit

**Bath** 1

**Pool** No

**Price** €237,600

**Land Tax** N/A

### Property Description

Nice village with all shops, bakery, grocery, cafe restaurant, beauty shop, 20 minutes from Beziers and 25 minutes from the beaches.

Very pretty village house completely renovated in a contemporary style, offering 150 m2 of living space

including 3 bedrooms and an office, plus a 30 m<sup>2</sup> terrace, an old garage converted into storage rooms and another garage of approximately 40 m<sup>2</sup>. The house is conveniently located in the centre of the village, 2 minutes from the shops. Fully equipped kitchen, reversible air conditioning and superb views from the bedrooms!

Ground = 2 m<sup>2</sup> entrance hall + former garage converted into a 12 m<sup>2</sup> utility room and a 11.6 m<sup>2</sup> storage room with mezzanine, hall and WC with washbasin + garage of approximately 40 m<sup>2</sup> (access for small car).

1st = 59 m<sup>2</sup> living room/equipped kitchen (wall and floor units, gas hob, dishwasher, extractor hood, microwave, electric oven, american fridge) with access to the 30 m<sup>2</sup> terrace + 11.3 m<sup>2</sup> study/bedroom (access via terrace) + WC with washbasin.

2nd = Hall of 8 m<sup>2</sup> + 3 bedrooms of 11 m<sup>2</sup>, 11.7 m<sup>2</sup> and 15 m<sup>2</sup> + bathroom of 11.3 m<sup>2</sup> (massage bath, washbasin, WC, italian walk-in shower).

Exterior = 30 m<sup>2</sup> beautiful sunny terrace.

Miscellaneous = Reversible air conditioning + plumbing and electricity in very good condition (house renovated in the last 3 years) + estimated amount of annual energy consumption for standard use: between 1084 € and 1466 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + 750 € property tax.

Price = 237.600 € (Super charming and super cosy!)

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 : 62197

Property Size: 150 m<sup>2</sup>

Property Lot Size: 121 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 1

Reference: AS248400E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€237,600

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



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**C. BAUER – Sunday Times**

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