Click to view MFH-LFR-AS248400E

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

Saint Genies De Fontedit, Herault, 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

Saint Genies De Near to Fontedit

1 Bath

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 m2 terrace, an old garage converted into storage rooms and another garage of approximately 40 m2. 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 m2 entrance hall + former garage converted into a 12 m2 utility room and a 11.6 m2 storage room with mezzanine, hall and WC with washbasin + garage of approximately 40 m2 (access for small car).

1st = 59 m2 living room/equipped kitchen (wall and floor units, gas hob, dishwasher, extractor hood, microwave, electric oven, american fridge) with access to the 30 m2 terrace + 11.3 m2 study/bedroom (access via terrace) + WC with washbasin.

2nd = Hall of 8 m2 + 3 bedrooms of 11 m2, 11.7 m2 and 15 m2 + bathroom of 11.3 m2 (massage bath, washbasin, WC, italian walk-in shower).

Exterior = 30 m² 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

Property Id: 62197

Property Size: 150 m2

Property Lot Size: 121 m2

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

€237,600 Price

Key Information

Property Features: Immediately Habitable

Location: Occitanie



Gallery











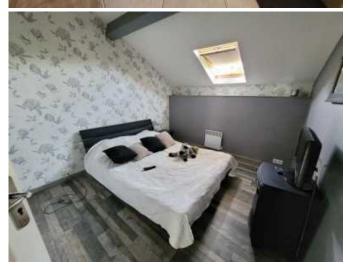
























Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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 ours 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved