

[Click to view MFH-LFR-SA389000E](#)

## Pretty Villa Renovated In A Neutral, Country Style, Offering 130 M2 Living...

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



# €389,000

inc. of agency fees

4 Beds

1 Baths

Village with all amenities, 10 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb. Pretty villa (1985) modernised/refreshed in a neutral country style, 130 m2 of living...

### At a Glance

**Reference** MFH-LFR-SA389000E  
**Bed** 4

**Near to** Saint Genies De Fontedit

**Bath** 1

**Pool** Yes

**Price** €389,000

**Land Tax** N/A

### Property Description

Village with all amenities, 10 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.

Pretty villa (1985) modernised/refreshed in a neutral country style, 130 m2 of living space including 3 / 4

bedrooms, located on the edge of the village in a very quiet residential area and set in 1720 m2 of wooded grounds with a swimming pool not overlooked. A must see!

Ground = 47 m2 lounge/living room/equipped kitchen (lower units, extractor hood, hob, sink) with French windows opening onto terrace + 8 m2 hallway + 3 bedrooms of 12.6 m2, 12.6 m2 and 14.4 m2 + WC with washbasin + 5 m2 shower room (italian shower, washbasin) + 25 m2 detached garage.

1st = 12 m2 room to finish converting under the roof with access to a storage attic.

Exterior = Pretty wooded garden with century-old olive tree and not overlooked + swimming pool (8×4 m, chlorine filtration).

Miscellaneous = Reversible air conditioning + self-consuming solar panels + estimated amount of annual energy consumption for standard use: between 999 € and 1352 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + 1460 € property tax + borehole.

Price = 389.000 € (Good location in the village and large plot)

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 : 54916

Property Size: 130 m2

Property Lot Size: 1,720 m2

Bedrooms: 4

Bathrooms: 1

Reference: SA389000E

### **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	1
Price	€389,000

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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 our 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**

great service  
fast transfers

send money abroad 24/7 excellent rates