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Charming Village House With 82 M2 Living Space, Beautiful Roof Terrace...

Saint Genies De Fontedit , Hérault , Occitanie



€125,000

inc. of agency fees

3 Beds

2 Baths

Nice village with all shops, cafe/restaurant, 20 minutes from Beziers, 5 minutes from Magalas and 30 minutes from the beach. Charming village house, offering...

At a Glance

Reference	MFH-LFR-AS125000E	Near to	Saint Genies De Fontedit	Price	€125,000
Bed	3	Bath	2	Land Tax	N/A
		Pool	No		

Property Description

Nice village with all shops, cafe/restaurant, 20 minutes from Beziers, 5 minutes from Magalas and 30 minutes from the beach.

Charming village house, offering approximately 82 m2 of living space on 4 levels, including 3 bedrooms and

a beautiful 12 m² roof terrace with lovely views. Conveniently located in the centre of the village, 2 minutes from the shops.

Ground= 12 m² entrance hall with study area + 2.8 m² hall + wc + 3.2 m² shower room (shower, washbasin, wc) + storage cellar.

1st = 2.5 m² hall + 11 m² fitted kitchen + 9 m² lounge + 2 m² shower room (shower, washbasin).

2nd = 2 bedrooms of 13 m² and 12 m².

3rd = 1.5 m² hall + 12 m² bedroom under roof + 12 m² roof terrace with lovely views.

Miscellaneous = Annual property tax of 612 € + heating needed + not subject to energy performance diagnostics.

Price = 125.000 € (Perfect as a 1st investment or as a holiday base)

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 : 64865

Property Size: 82 m²

Bedrooms: 3

Bathrooms: 2

Reference: AS125000E

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€125,000

Key Information

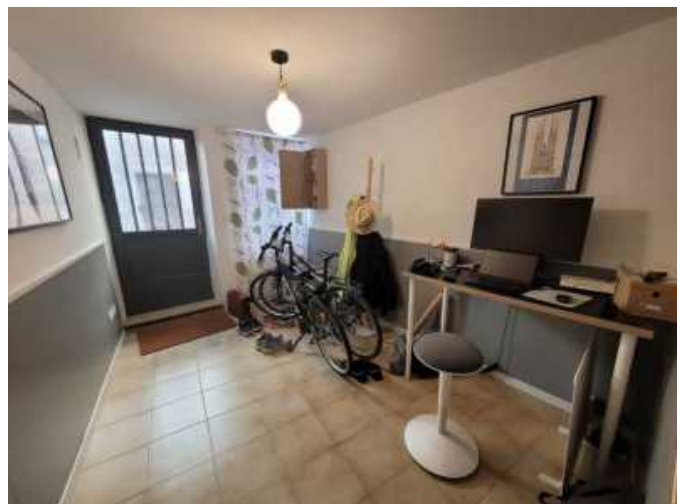
Property Features:

- Immediately Habitable

Location: Occitanie



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C. BAUER – Sunday Times

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