

[Click to view MFH-LFR-LS330000E](#)

High Quality Villa With 3 Bedrooms, Separate Garage And Workshop On A...

Saint Genies De Fontedit , Hérault , Occitanie



€330,000

inc. of agency fees

3 Beds

1 Baths

Sought-after village with school, lots of social interaction and activities and all amenities (bakers, butcher of high quality, general store, great restaurants, pharmacy and medical centre), 20 minutes...

At a Glance

Reference MFH-LFR-LS330000E
Bed 3

Near to Saint Genies De Fontedit

Bath 1

Pool No

Price €330,000

Land Tax N/A

Property Description

Sought-after village with school, lots of social interaction and activities and all amenities (bakers, butcher of high quality, general store, great restaurants, pharmacy and medical centre), 20 minutes to Beziers and Pezenas, 35 minutes to the beach, close to the Orb valley, the natural park of the Languedoc and the Salagou lake. Perfect for living all year round or for the holidays.

In a very quiet area, but with everything within a 3 minutes walk, high quality villa with about 100 m2 of living space, 3 bedrooms and separate garage and workshop. The house is beautifully positioned in the middle of a 902 m2 plot, completely enclosed, fenced and private with mature trees, electric gates. Very easy maintenance.

Inside = Entrance through little vestibule + small corridor distributing to first bedroom of 10,5 m2 with cupboards on one side, and cloakroom to the other + big open room of 25 m2 with a kitchen (dishwasher, oven, hob) and dining room + large lounge of 24 m2, linked with a beautiful conservatory of 16 m2 + bedroom of 10,8 m2 with cupboards + on the other side of the house another small corridor distributes to the toilet, big Italian shower room with wash basin, and third bedroom of 10 m2 with cupboards.

Outside = Separate building with a garage of 22 m2 and workshop of 20 m2 (which could be converted into a separate studio) + beautiful garden with mature trees, completely enclosed and private.

Sundry = Reversible air conditioning + surround sound + estimated amount of annual energy consumption for standard use: between 1020 € and 1440 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 863 Euros.

Price = 330.000 € (Great house, quality built and easy to maintain in a sought-after village !)

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 : 61367

Property Size: 100 m2

Property Lot Size: 902 m2

Bedrooms: 3

Bathrooms: 1

Reference: LS330000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	1
Price	€330,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



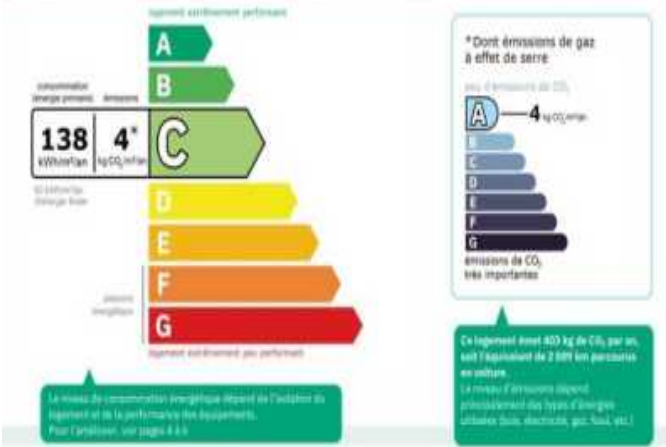
Gallery







Performance énergétique et climatique



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