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Lovely Single Storey Villa Offering 90 M2 Living Space On 465 M2 Of Land...

Saint Genies De Fontedit , Hérault , Occitanie



€330,000

inc. of agency fees

3 Beds

1 Baths

Nice village with all shops, groceries, pharmacy, cafe-restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the beaches. Lovely, cosy single storey villa (2019), traditionally...

At a Glance

Reference MFH-LFR-AS330000E
Bed 3

Near to Saint Genies De Fontedit

Bath 1

Pool Yes

Price €330,000

Land Tax N/A

Property Description

Nice village with all shops, groceries, pharmacy, cafe-restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the beaches.

Lovely, cosy single storey villa (2019), traditionally built and in immaculate condition, with 90 m2 living

space including 3 bedrooms plus garage, all on 465 m² of land with swimming pool. Very pretty area just a few minutes' walk from all the shops.

Interior = 44.4 m² living room/equipped kitchen (hob, extractor hood, wall and floor units, electric oven, dishwasher) + WC with washbasin + 3 bedrooms (10.3 m², 11.3 m² and 9.7 m²) + 4 m² shower room (Italian shower, basin) + 19.3 m² garage + 5 m² utility room with access to the garden.

Exterior = Secure swimming pool (6x4m) + parking space + fully landscaped, easy-to-maintain garden + lovely terrace with views.

Miscellaneous = Reversible air conditioning in the living room + electric heating + estimated amount of annual energy consumption for standard use: 287 € per year (including subscriptions) + annual property tax of 1016 €.

Price = 330.000 € (Cosy, comfortable and quality!)

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 : 61269

Property Size: 90 m²

Property Lot Size: 465 m²

Bedrooms: 3

Bathrooms: 1

Reference: AS330000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

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

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

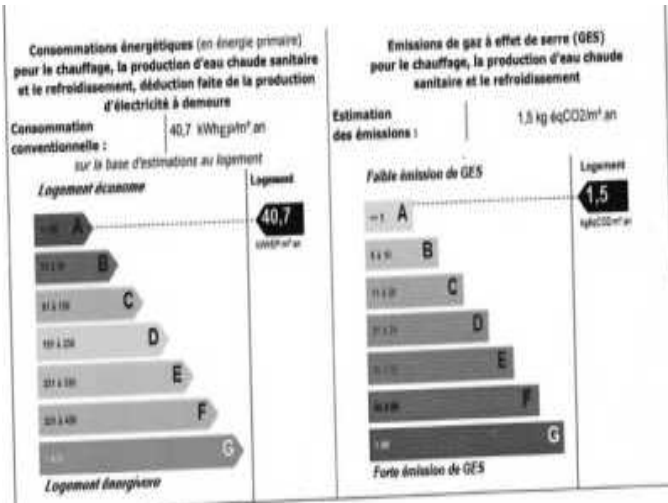
Location: Occitanie



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C. BAUER – Sunday Times

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