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Beautiful Bourgeoise Home With 290 M2 Of Living Space Offering 6 Bedrooms,...

Saint Genies De Fontedit , Hérault , Occitanie



€291,500

inc. of agency fees

6 Beds

2 Baths

A village north of Beziers with all shops and cafes, near Cessenon (river), located about 30 minutes from the coast, 15 minutes from the motorway and...

At a Glance

Reference MFH-LFR-MS291500E

Bed 6

Near to Saint Genies De Fontedit

Bath 2

Pool No

Price €291,500

Land Tax N/A

Property Description

A village north of Beziers with all shops and cafes, near Cessenon (river), located about 30 minutes from the coast, 15 minutes from the motorway and 20 minutes from Beziers airport.

A beautiful and prominent bourgeoise home, unusual, spacious and exquisite, recently repainted and

decorated, offering volumes of living areas, with two wings, able to accommodate a large family or two. The house offers about 290 m² of living space over three levels with a sunny terrace, a large garage and lots of character features, such as marble fire places, high ceilings and original doors, : The property offers 5-6 bedrooms, a fully well-equipped kitchen and lounge area, a second more basic kitchen, a separate dining room, a lounge, a large reception room, south facing terrace, 2 full bathrooms and 4 wc's, with storage areas and a large garage. A superb holiday home for all the family or magnificent permanent residence, in a popular historical village with all commerce within a few steps. Foresee some updating of kitchens and bathrooms.

Ground = Entrance into an impressive reception room of 35 m² with marble fireplace, high ceilings and marble floor + study/office of 12 m² with original oak floor and local marble fireplace + kitchen of 10 m² (equipped with basic kitchen) + garage of 41 m² + WC of 1.5 m² with hand basin + storage area/wine cellar of 12 m² + corridor of 8 m².

1st = Generous hallway of 15 m² + landing of 2 m² + bathroom of 11 m² (shower, bath, sink, bidet) + separate wc + bedroom of 11 m² + lounge/bedroom of 14 m² with doors into the dining room of 16 m² + lovely reading corner of 6 m² + fully equipped kitchen of 18 m² with doors leading onto the sunny terrace of about 18 m² + there are stairs on both east and west sides to the second floor.

2nd (west side) = A small landing with a WC with basin + bedroom of 18 m² with balconies + bedroom of 13 m² with amazing views and revealed beams.

2nd (east side) = Landing and corridor of 8 m² + attic of 20 m² (ideal to convert into another bedroom and bathroom) with original tomettes floors + bedroom of 13 m² with velux + bedroom of 16 m² with velux and windows + bathroom of 4 m² (shower, wc, sink).

Miscellaneous = Single and double glazing + some reversible air-con + central heating (oil) + town gas available + sunny terrace with automatic watering system + garage with electric door + very central location + large reception room (ideal for events) + potential for gite (rentals 8-900 per week) + property tax of € 1540 + estimated amount of annual energy consumption for standard use: between 4010 € and 5480 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + foresee some refreshing of kitchens and bathrooms + habitable immediately.

Price = 291.500 € (An elegant and prominent bourgeoise home, oozing with character, ready to move into. Excellent price - not to be missed !)

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 : 63083

Property Size: 290 m2

Property Lot Size: 150 m2

Bedrooms: 6

Bathrooms: 2

Reference: MS291500E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€291,500

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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C. BAUER – Sunday Times

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