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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 20 minutes from Beziers airport. A beautiful and prominent...

### 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 bourgeoisie 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 m<sup>2</sup> 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 m<sup>2</sup> with marble fireplace, high ceilings and marble floor + study/office of 12 m<sup>2</sup> with original oak floor and local marble fireplace + kitchen of 10 m<sup>2</sup> (equipped with basic kitchen) + garage of 41 m<sup>2</sup> + WC of 1.5 m<sup>2</sup> with hand basin + storage area/wine cellar of 12 m<sup>2</sup> + corridor of 8 m<sup>2</sup>.

1st = Generous hallway of 15 m<sup>2</sup> + landing of 2 m<sup>2</sup> + bathroom of 11 m<sup>2</sup> (shower, bath, sink, bidet) + separate wc + bedroom of 11 m<sup>2</sup> + lounge/bedroom of 14 m<sup>2</sup> with doors into the dining room of 16 m<sup>2</sup> + lovely reading corner of 6 m<sup>2</sup> + fully equipped kitchen of 18 m<sup>2</sup> with doors leading onto the sunny terrace of about 18 m<sup>2</sup> + 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 m<sup>2</sup> with balconies + bedroom of 13 m<sup>2</sup> with amazing views and revealed beams.

2nd (east side) = Landing and corridor of 8 m<sup>2</sup> + attic of 20 m<sup>2</sup> (ideal to convert into another bedroom and bathroom) with original tomettes floors + bedroom of 13 m<sup>2</sup> with velux + bedroom of 16 m<sup>2</sup> with velux and windows + bathroom of 4 m<sup>2</sup> (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) + roof in good order + 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 bourgeoisie 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](http://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



## Gallery













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**C. BAUER – Sunday Times**

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