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Former Stone Wine Storehouse With 300 M2 Of Floor Space And 50 M2 Garden....

Saint Genies De Fontedit , Hérault , Occitanie



€129,600

inc. of agency fees

Nice village with all amenities, grocery store, cafe/restaurant, post office, 20 minutes from Beziers and 30 minutes from the beaches. In the heart of...

At a Glance

Reference MFH-LFR-AS129600E

Near to Saint Genies De Fontedit

Price €129,600

Pool No

Land Tax N/A

Property Description

Nice village with all amenities, grocery store, cafe/restaurant, post office, 20 minutes from Beziers and 30 minutes from the beaches.

In the heart of a winegrowing village, this 300 m2 former stone wine storehouse is waiting to be restored to its former glory. With its authentic character, solid walls and soul of yesteryear, this building offers an ideal

base for a renovation project full of character. Its beautiful stonework and generous volumes allow you to imagine a warm and unique interior, combining the charm of the past with modern comforts. Outside, a small 50 m² garden completes this property, offering a pleasant space to enjoy the fine weather. Whether you're a lover of stone or looking for an exciting project, this is a rare opportunity for you!

Miscellaneous = Water and electricity installed + mains drainage planned + beams and rafters in good condition + some tiles to be replaced + old wine vats + not subject to energy performance diagnostics.

Price = 129.600 € (Super potential)

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 : 65657

Property Size: 300 m²

Property Lot Size: 354 m²

Reference: AS129600E

Other Features

Latest properties

Renovation required

With Land/Garden

Summary

Property type: Countryside house
Price: €129,600

Key Information

- Property Features:
- Latest properties

Location: Occitanie



Gallery





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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.

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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.

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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.

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