

[Click to view MFH-LFR-AS129500EB](#)

## Pretty Stone Village House With 85 M2 Of Living Space With Courtyard And...

**Saint Genies De Fontedit , Herault , Occitanie**



**€129,600**

inc. of agency fees

2 Beds

2 Baths

Nice village with all shops, 15 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast. Pretty village house in good condition,...

### At a Glance

**Reference** MFH-LFR-AS129500EB

**Bed** 2

**Near to** Saint Genies De Fontedit

**Bath** 2

**Pool** No

**Price** €129,600

**Land Tax** N/A

### Property Description

Nice village with all shops, 15 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast.

Pretty village house in good condition, offering about 85 m2 of living space including 2 en suite bedrooms,

with an interior courtyard and a roof terrace of 15 m<sup>2</sup> each. Very charming and well located in the centre of the village. An ideal holiday base ! Sold furnished.

Ground = Entrance hall of 6 m<sup>2</sup> + wc with washbasin + living room/equipped kitchen of 25 m<sup>2</sup> (lower units, electric oven, hob, sink) with access to a courtyard of 15 m<sup>2</sup> with barbecue.

1st = Lounge of 18 m<sup>2</sup> + en suite bedroom of 8 m<sup>2</sup> with washroom of 2.5 m<sup>2</sup> (shower, handbasin, wc).

2nd = En suite bedroom of 15 m<sup>2</sup> with washroom of 5.5 m<sup>2</sup> (shower, washbasin, wc) with access to a terrace of 15 m<sup>2</sup>.

Extras = Electric heating + annual land tax of about 300 Euros + the home can be rented 550 Euros/week over the summer.

Price = 129.600 Euros (Charming and possibility of summer income!)

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 : 67486

Property Size: 85 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

Reference: AS129500EB

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

## Summary

|                |               |
|----------------|---------------|
| Property type: | Village house |
| Bedrooms:      | 2             |
| Bathrooms      | 2             |
| Price          | €129,600      |

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery







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

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved