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## Detached Single Storey And Comfortable Villa With 105 M2 Of Living Space...

**Saint Genies De Fontedit , Hérault , Occitanie**



**€324,000**

inc. of agency fees

3 Beds

Village with all shops, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river. Traditional renovated detached single storey villa, located at the edge of a village in a quiet...

### At a Glance

**Reference** MFH-LFR-SAM384480E

**Bed** 3

**Near to** Saint Genies De Fontedit

**Pool** Yes

**Price** €324,000

**Land Tax** N/A

### Property Description

Village with all shops, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

Traditional renovated detached single storey villa, located at the edge of a village in a quiet residential area,

with about 105 m<sup>2</sup> of living space including 3 bedrooms, a garage and on a 943 m<sup>2</sup> plot with a pool.

Interior = Entrance hall of 5 m<sup>2</sup> + lounge/living room of 31 m<sup>2</sup> with french windows opening onto the terrace + equipped kitchen of 24 m<sup>2</sup> (upper and lower units, sink, electrical oven, gas hob, fridge, freezer and extractor fan) + 3 bedrooms of 10 m<sup>2</sup>, 11.5 m<sup>2</sup> and 11.8 m<sup>2</sup> en suite with a washroom of 1.5 m<sup>2</sup> (washbasin and wc) + bathroom of 3.5 m<sup>2</sup> (bath, wc and washbasin) + garage of 25 m<sup>2</sup>.

Exterior = Terraces leading onto the garden + nicely landscaped exterior + garden shed + heated pool (4.5x10m, salt filtration).

Sundry = Electrical programmable wall heaters and new centralised reversible air conditioning + estimated amount of annual energy consumption for standard use: about 1550 € per year + annual land tax of 858 € + sprinkling system + water softener.

Price = 324.000 € (Spotless !)

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 : 44361

Property Size: 105 m<sup>2</sup>

Property Lot Size: 943 m<sup>2</sup>

Rooms: 2

Bedrooms: 3

Reference: SAM384480E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	3
Price	€324,000

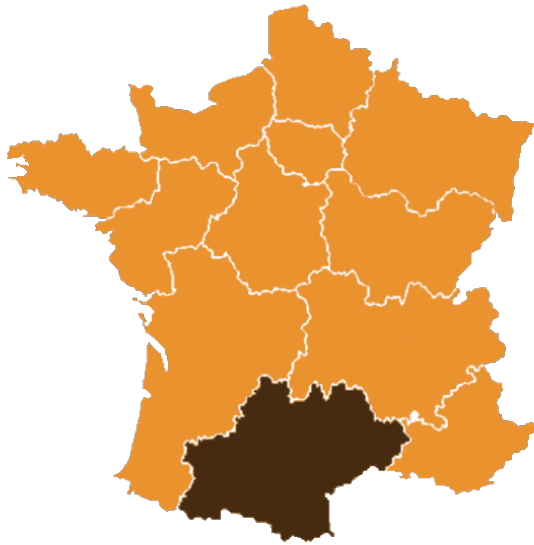
## Key Information

Property Features:

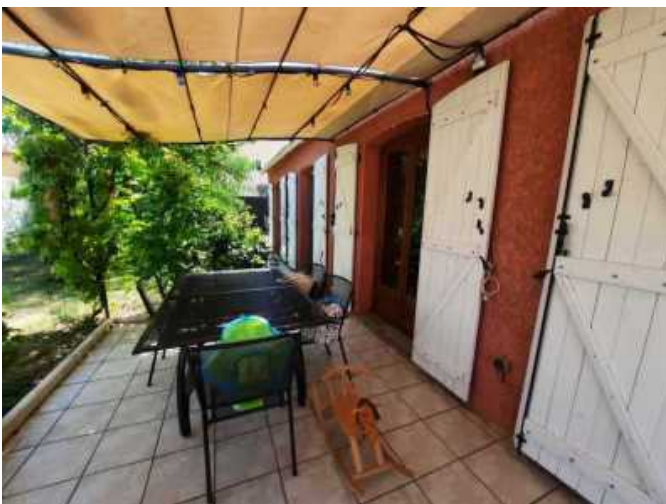
- Immediately Habitable

Swimming Pool? Yes

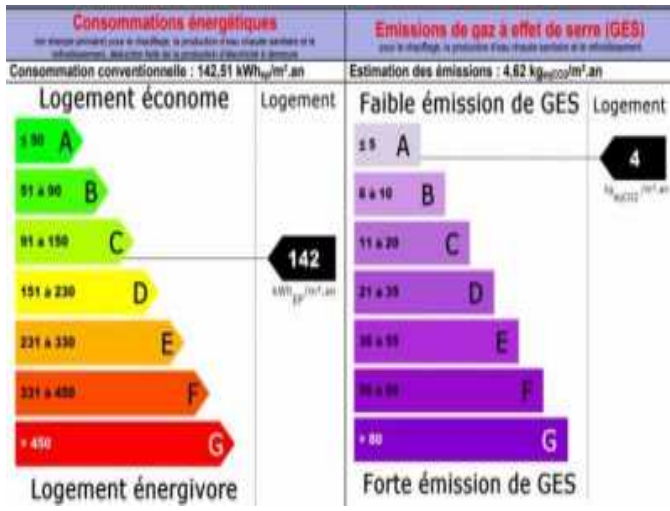
## Location: Occitanie



## Gallery







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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.

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**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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