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## Superb And Elegant Villa With 180 M2 Of Living Space On 964 M2 Of Land...

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



# €499,000

inc. of agency fees

5 Beds

3 Baths

Nice village with all shops, groceries, chemist cafe/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the coast. Superb and elegant architect conceived villa (2016),...

### At a Glance

**Reference** MFH-LFR-ASP539000E

**Bed** 5

**Near to** Saint Genies De Fontedit

**Bath** 3

**Pool** Yes

**Price** €499,000

**Land Tax** N/A

### Property Description

Nice village with all shops, groceries, chemist cafe/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the coast.

Superb and elegant architect conceived villa (2016), in an enchanting setting and breathtaking views,

offering 180 m<sup>2</sup> of living space including 5 bedrooms and 3 bathrooms, on a 964 m<sup>2</sup> plot. Just a few minutes walk to the shops.

Ground = Entrance hall of 12.5 m<sup>2</sup> + WC with handbasin + living room of 43.7 m<sup>2</sup> with fireplace and leading to the terrace and pool + equipped kitchen with high quality appliances of 13 m<sup>2</sup> (upper and lower units, 3 foven one combined with micro-wave, hob, retractable fan, diswasher, american fridge) + pantry/laundry room of 7.2 m<sup>2</sup> + en suite bedroom of 16 m<sup>2</sup> with washroom of 4.7 m<sup>2</sup> (italian walk-in shower, 2 washbasins, WC) and dressing room of 3.6 m<sup>2</sup> + office of 21 m<sup>2</sup>.

1st = Hall of 4.4 m<sup>2</sup> + 3 bedrooms of 10 m<sup>2</sup>, 10.1 m<sup>2</sup> and 12 m<sup>2</sup> + bathroom of 4.8 m<sup>2</sup> (bath, shower, washbasin) + WC with handbasin + laundry room of 3 m<sup>2</sup> + en suite bedroom of 13 m<sup>2</sup> with dressing room of 6.4 m<sup>2</sup>, washroom of 4 m<sup>2</sup> (italian walk-in shower, 2 washbasins) and independent WC with handbasin.

Exterior = Large terrace of 70 m<sup>2</sup> and heated pool (11x4m, chlorine and electrolysis) with electric cover + programmable irrigation system + beautiful flowery hedges all around the property + breathtaking views + parking area.

Sundry = Centralised reversible air conditioning (2 independent systems for the 2 floors) + annual land tax of 1929 € + centralised rolling shutters + estimated amount of annual energy consumption for standard use: between 555 € and 751 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + some furniture to negotiate.

Price = 499.000 € (A must see !)

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 : 59134

Property Size: 180 m<sup>2</sup>

Property Lot Size: 964 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 3

Reference: ASP539000E

### **Other Features**

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	5
Bathrooms	3
Price	€499,000

## 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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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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