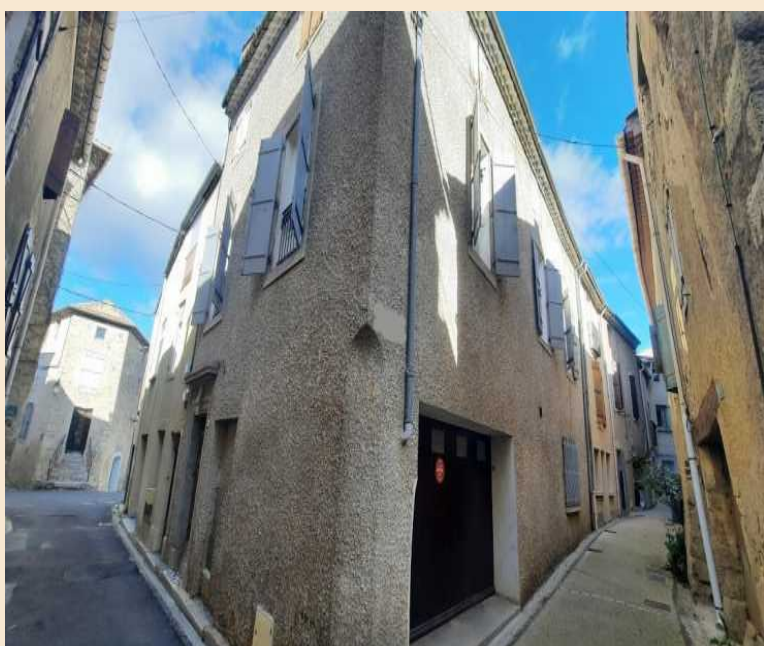


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Former Winegrower House With 90 M2 Of Living Space, Large Garage And Convertible...

Saint Genies De Fontedit , Hérault , Occitanie



€140,000

inc. of agency fees

2 Beds

1 Baths

Nice village with all shops, bar, restaurant and school, 20 minutes from Beziers, and 25 minutes from the coast. Former winegrower house to modernise with 90 m2 of living space plus an attic of 60 m2 that...

At a Glance

Reference	MFH-LFR-AMS159000E	Near to	Saint Genies De Fontedit	Price	€140,000
Bed	2	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Nice village with all shops, bar, restaurant and school, 20 minutes from Beziers, and 25 minutes from the coast.

Former winegrower house to modernise with 90 m² of living space plus an attic of 60 m² that could be converted into additional living space and/or a roof terrace plus a garage of 60 m². Well located in the village, a few steps away from amenities.

Ground = Garage of 60 m² (with a window) + entrance hall of 16 m² with WC.

1st = Hall of 6.5 m² + lounge of 13 m² + dining room of 15.6 m² + kitchen of 13 m² + shower room of 4 m² (shower, washbasin) + WC + bedroom of 10 m² + office of 7.2 m² (no window).

2nd = Bedroom of 9.6 m² + attic of 60 m².

Extras = Electric heating and oilburner + doubled glazed windows + sound house but large modernisation to foresee + not subject to energy performance diagnostics + roof in very good condition, better insulation to foresee + annual land tax valued at about 900 €.

Price = 140.000 € (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 : 59403

Property Size: 90 m²

Property Lot Size: 100 m²

Bedrooms: 2

Bathrooms: 1

Reference: AMS159000E

Other Features

Latest properties

Private parking/Garage

Renovation required

Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€140,000

Key Information

Property Features:

- Latest properties

Location: Occitanie



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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

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