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## Comfortable Villa With 132 M2 Of Living Space, 5 Bedrooms Plus A Garage...

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



# €279,000

inc. of agency fees

5 Beds

2 Baths

Medieval village with all shops, bars, restaurants, schools, railway station, supermarkets: at 15 minutes from Beziers, 25 minutes from the motorway and...

### At a Glance

**Reference** MFH-LFR-MS309000E

**Bed** 5

**Near to** Saint Genies De Fontedit

**Bath** 2

**Pool** Yes

**Price** €279,000

**Land Tax** N/A

### Property Description

Medieval village with all shops, bars, restaurants, schools, railway station, supermarkets: at 15 minutes from Beziers, 25 minutes from the motorway and beaches !

Comfortable and lightfull villa (2008) offering 132 m2 of living space with 5 bedrooms, 2 bathrooms, plus a

garage, on a 625 m2 plot with pool, in a quiet estate ! Good potential for summer rentals !

Ground = Hall of 5 m2 (cupboard) + WC of 1.6 m2 + fitted kitchen of 12.5 m2 (electric oven, ceramic hob, double sink, hood, lower and higher units, access garage) + bright lounge/living room of 35 m2 with 2 french windows towards terrace + hall of 2.5 m2 + bedroom of 12 m2 + washroom of 5 m2 (shower, basin unit) + bedroom of 11.1 m2 with access to garden.

1st = Hall of 4 m2 + bedroom of 11.1 m2 + bedroom of 12.2 m2 + bedroom of 12.2 m2 + WC of 1.8 m2 + bathroom of 7.2 m2 (corner bath, shower, double basin unit, towel dryer).

Exterior = Garage of 24 m2 + covered terrace in front of the living area of about 20 m2 + pool (6x3m, chlorine).

Extras = Electric heating + double glazing + wooden shutters + in a quiet estate + annual land tax of 1659 € + estimated amount of annual energy consumption for standard use: between 1219 € and 1649 € per year.

Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 279.000 € (Ideal for a large family !)

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 : 51652

Property Size: 132 m2

Property Lot Size: 625 m2

Bedrooms: 5

Bathrooms: 2

Reference: MS309000E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	5
Bathrooms	2
Price	€279,000

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery







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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.

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