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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 beaches ! Comfortable and lightfull villa (2008)...

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

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



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C. BAUER – Sunday Times

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