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Large Winegrower Home To Modernise With 150 M2 Living Space, 5 Bedrooms,...

Saint Genies De Fontedit , Herault , Occitanie



€189,900

inc. of agency fees

5 Beds

2 Baths

Nice village with all shops, 15 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast. Large winegrower home to modernise with...

At a Glance

Reference MFH-LFR-AM239000E

Bed 5

Near to Saint Genies De Fontedit

Bath 2

Pool No

Price €189,900

Land Tax N/A

Property Description

Nice village with all shops, 15 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast.

Large winegrower home to modernise with 150 m² living space, including 5 bedrooms and 2 bathrooms, with a terrace of 25 m², a garage of about 60 m² and a courtyard of about 20 m² plus an attic room to convert of about 20 m². Located in the heart of the village just steps away from all shops. Great potential !

Ground = Entrance hall of 10 m² + courtyard of 20 m² + garage of about 60 m².

1st = Hall of 10.5 m² + lounge of 11 m² + non equipped kitchen of 15.5 m² + 2 bedrooms of 12 m² and 16 m² + covered terrace of about 10 m² with washroom (washbasin, shower, wc).

2nd = Hall of 8 m² + 3 bedrooms of 14 m², 14 m² and 22.5 m² + bathroom of 6.5 m² (bath, bidet, washbasin) + wc + attic room of 20 m².

Exterior = Terrasse of 25 m² + courtyard of about 20 m².

Sundry = Oil central heating + annual land tax of 1400 Euros + modernisation to plan + well + estimated amount of annual energy consumption for standard use: between 3025 Euros and 4093 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 189.900 Euros (Nice home with good 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 : 69005

Property Size: 150 m2

Property Lot Size: 190 m2

Bedrooms: 5

Bathrooms: 2

Reference: AM239000E

Other Features

Courtyard

Outside space

Private parking/Garage

Renovation required

Rental Potential

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€189,900

Key Information

Property Features:

- Courtyard

Location: Occitanie



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S. and L. BROWN



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