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## Very Charming Single Storey Villa With 102 M2 Of Living Space On 669 M2...

**Saint Genies De Fontedit , Herault , Occitanie**



**€335,980**

**inc. of agency fees**

**3 Beds**

**2 Baths**

Village with all shops, schools, restaurants and cafe, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the sea. Charming single storey villa (2006) with 102 m2 of living space, a haven...

### At a Glance

**Reference** MFH-LFR-LS345600EF

**Bed** 3

**Near to** Saint Genies De Fontedit

**Bath** 2

**Pool** Yes

**Price** €335,980

**Land Tax** N/A

### Property Description

Village with all shops, schools, restaurants and cafe, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the sea.

Charming single storey villa (2006) with 102 m2 of living space, a haven of comfort and tranquility in the

old village (not in an estate), on 669 m2 of land. This residence greets you with a cozy and inviting atmosphere, providing a harmonious living space, 3 bedrooms and 2 bathrooms. Featuring an inviting pool and comfortable amenities, this property is an invitation to relaxation and the joy of living in a countryside village.

Interior = Living room of 34 m2 with french window to the garden + equipped kitchen of 14 m2 (extractor fan, oven, hob, dishwasher, upper and lower units) + corridor of 7 m2 + 2 bedrooms of 13 m2 and 10.8 m2 + bathroom of 5.5 m2 (bath, wc, washbasin) + en suite bedroom of 16 m2 with shower room (shower, washbasin, wc) + utility room of 14 m2.

Exterior = Bean shape pool (new pump) + well (with new immersed pump) + superb landscaped garden with mediterranean plants and lots of flowers.

Sundry = Electric heating (new) and woodburner (new) + estimated amount of annual energy consumption for standard use: between 1028 € and 1390 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1092 € + in the centre of the village + new aluminium shutters + electric rolling shutters.

Price = 335.980 € (Welcoming and comfortable !)

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 : 49137

Property Size: 102 m2

Property Lot Size: 669 m2

Bedrooms: 3

Bathrooms: 2

Reference: LS345600EF

### **Other Features**

Immediately Habitable

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€335,980

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie





## Gallery

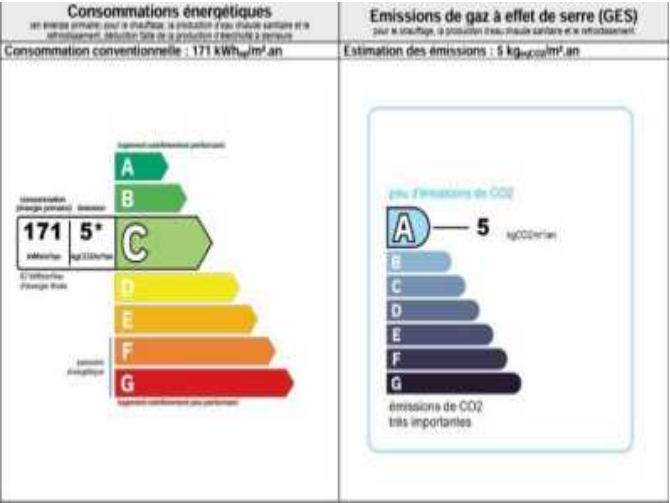












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**C. BAUER – Sunday Times**

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