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## Beautiful Winegrower Home With 165 M2 Of Living Space, Garage, Terrace...

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



# €369,000

inc. of agency fees

5 Beds

2 Baths

Village with all shops (grocery, bakery, post office, news agent, pizzeria), 2 bar/restaurants, 20 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river. Beautiful winegrower...

### At a Glance

**Reference** MFH-LFR-SA369000E  
**Bed** 5

**Near to** Saint Genies De Fontedit

**Bath** 2

**Pool** Yes

**Price** €369,000

**Land Tax** N/A

### Property Description

Village with all shops (grocery, bakery, post office, news agent, pizzeria), 2 bar/restaurants, 20 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

Beautiful winegrower home in good condition with 165 m2 of living space including 5 bedrooms and 2

bathrooms, plus a lovely terrace of 52 m2 with open views, a large garage of about 120 m2 and a courtyard of 80 m2 with pool. Super cosy and comfortable. Sold furnished ! A must see !

Ground = Garage of about 120 m2 + covered area leading to a courtyard of 80 m2 with pool.

1st = Hall of 13 m2 + lounge/living room of 34.3 m2 with access to a terrace of 52 m2 + equipped kitchen of 13 m2 (extractor, sink, hob, electric oven, dishwasher, fridge, upper and lower units) with access to the terrace + 3 bedrooms of 9.5m2, 12.6 m2 and 15.5 m2 + bathroom of 6 m2 (shower, bath, washbasin) + WC+ washing machine area in staircase hall of 6.8 m2.

2nd = Hall of 10.6 m2 + 2 bedrooms of 19 m2 and 20 m2 + washroom of 7.2 m2 (shower, washbasin, WC) + nice room of 55 m2 to convert.

Exterior = Courtyard of 80 m2 with pool (4x4m) + terrace of 55 m2 with stone stairs leading to the courtyard + covered area in the courtyard.

Sundry = Reversible air conditioning and oil central heating + annual land tax of about 2000 € + estimated amount of annual energy consumption for standard use: between 2074 € and 2806 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + double glazing on the 1st floor and new window in the attic room + sold furnished.

Price = 369.000 € (Charming home in the heart of the village !)

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 : 50692

Property Size: 165 m2

Property Lot Size: 290 m2

Bedrooms: 5

Bathrooms: 2

Reference: SA369000E

### **Other Features**

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool  
Terrace

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 5        |
| Bathrooms      | 2        |
| Price          | €369,000 |

## Key Information

Property Features:

- Immediately Habitable
- |                |     |
|----------------|-----|
| Swimming Pool? | Yes |
|----------------|-----|

## Location: Occitanie



## Gallery











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**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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