

[Click to view MFH-LFR-SA369000E](#)

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

Saint Genies De Fontedit , Herault , 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

Property Id : 50692

Property Size: 165 m2

Property Lot Size: 290 m2

Bedrooms: 5

Bathrooms: 2

Reference: SA369000E

Other Features

Immediately Habitable

Latest properties

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









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved