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Lovely 50's House To Modernise With 115 M2 Of Living Space On A 1550 M2...

Saint Genies De Fontedit , Herault , Occitanie



€259,200

inc. of agency fees

4 Beds

2 Baths

Nice village with all shops, groceries, chemist cafe/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the coast. Lovely 50's house to modernise with 115 m2 of living...

At a Glance

Reference MFH-LFR-AS259200E
Bed 4

Near to Saint Genies De Fontedit

Bath 2

Pool No

Price €259,200

Land Tax N/A

Property Description

Nice village with all shops, groceries, chemist cafe/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the coast.

Lovely 50's house to modernise with 115 m2 of living space including 4 bedrooms and 2 shower rooms on a

superb 1550 m2 plot. Superb views from the terraces. Just 10 minutes walk from shops and restaurant.

Ground = Entrance hall of 4 m2 + living room/equipped kitchen of 51 m2 (hob, extractor hood, wall and floor units, electric oven, dishwasher, fridge) + study of 10.8 m2.

1st = Hall of 3 m2 + 2 bedrooms of 10.2 m2 and 10.3 m2 + bedroom of 10.8 m2 with access to a terrace of 18 m2 and superb views + shower room of 4 m2 (shower, washbasin, WC) + bedroom of 10.5 m2 en suite with washbasin and WC.

Exterior = 2 lovely south-facing terraces + large 1150 m2 garden with 2 garden sheds and well + car access.

Sundry = Wood burner in living room + 670 € property tax + estimated amount of annual energy consumption for standard use: between 1539 € and 2083 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + single glazing + additional heating to foresee.

Price = 259.200 € (Nice plot, nice house !)

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 : 50934

Property Size: 115 m2

Property Lot Size: 1,550 m2

Bedrooms: 4

Bathrooms: 2

Reference: AS259200E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

Summary

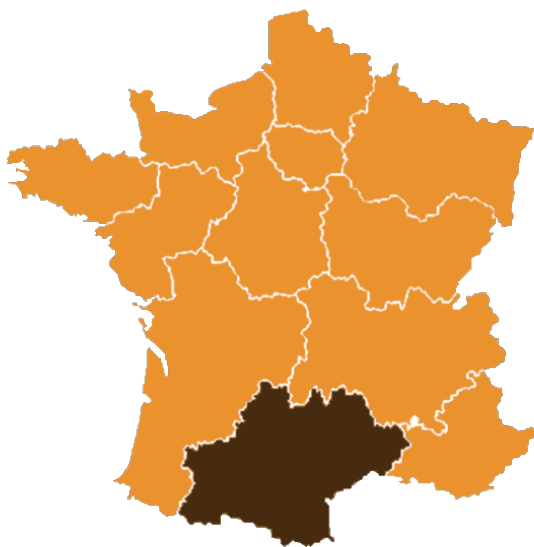
Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€259,200

Key Information

Property Features:

- Immediately Habitable

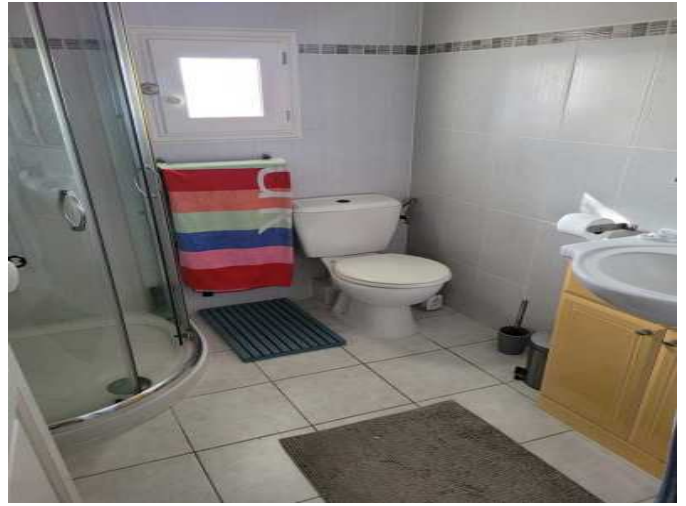
Location: Occitanie



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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.

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C. BAUER – Sunday Times

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