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## Pretty Villa Renovated In A Neutral, Country Style, Offering 130 M2 Living...

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



# €389,000

inc. of agency fees

4 Beds

1 Baths

Village with all amenities, 10 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb. Pretty villa (1985) modernised/refreshed in a neutral country style, 130 m2 of living...

### At a Glance

**Reference** MFH-LFR-SA389000E  
**Bed** 4

**Near to** Saint Genies De Fontedit

**Bath** 1

**Pool** Yes

**Price** €389,000

**Land Tax** N/A

### Property Description

Village with all amenities, 10 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.

Pretty villa (1985) modernised/refreshed in a neutral country style, 130 m2 of living space including 3 / 4

bedrooms, located on the edge of the village in a very quiet residential area and set in 1720 m2 of wooded grounds with a swimming pool not overlooked. A must see!

Ground = 47 m2 lounge/living room/equipped kitchen (lower units, extractor hood, hob, sink) with French windows opening onto terrace + 8 m2 hallway + 3 bedrooms of 12.6 m2, 12.6 m2 and 14.4 m2 + WC with washbasin + 5 m2 shower room (italian shower, washbasin) + 25 m2 detached garage.

1st = 12 m2 room to finish converting under the roof with access to a storage attic.

Exterior = Pretty wooded garden with century-old olive tree and not overlooked + swimming pool (8×4 m, chlorine filtration).

Miscellaneous = Reversible air conditioning + self-consuming solar panels + estimated amount of annual energy consumption for standard use: between 999 € and 1352 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + 1460 € property tax + borehole.

Price = 389.000 € (Good location in the village and large plot)

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 : 54916

Property Size: 130 m2

Property Lot Size: 1,720 m2

Bedrooms: 4

Bathrooms: 1

Reference: SA389000E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	1
Price	€389,000

## 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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