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## Charming Village House With 82 M2 Living Space, Beautiful Roof Terrace...

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



**€125,000**

**inc. of agency fees**

**3 Beds**

**2 Baths**

Nice village with all shops, cafe/restaurant, 20 minutes from Beziers, 5 minutes from Magalas and 30 minutes from the beach. Charming village house, offering...

### At a Glance

**Reference** MFH-LFR-  
AS125000E

**Bed** 3

**Near to** Saint Genies De  
Fontedit

**Bath** 2

**Pool** No

**Price** €125,000

**Land Tax** N/A

### Property Description

Nice village with all shops, cafe/restaurant, 20 minutes from Beziers, 5 minutes from Magalas and 30 minutes from the beach.

Charming village house, offering approximately 82 m<sup>2</sup> of living space on 4 levels, including 3 bedrooms and a beautiful 12 m<sup>2</sup> roof terrace with lovely views. Conveniently located in the centre of the village, 2 minutes from the shops.

Ground= 12 m<sup>2</sup> entrance hall with study area + 2.8 m<sup>2</sup> hall + wc + 3.2 m<sup>2</sup> shower room (shower, washbasin, wc) + storage cellar.

1st = 2.5 m<sup>2</sup> hall + 11 m<sup>2</sup> fitted kitchen + 9 m<sup>2</sup> lounge + 2 m<sup>2</sup> shower room (shower, washbasin).

2nd = 2 bedrooms of 13 m<sup>2</sup> and 12 m<sup>2</sup>.

3rd = 1.5 m<sup>2</sup> hall + 12 m<sup>2</sup> bedroom under roof + 12 m<sup>2</sup> roof terrace with lovely views.

Miscellaneous = Annual property tax of 612 Euros + heating needed + not subject to energy performance diagnostics.

Price = 125.000 Euros (Perfect as a 1st investment or as a holiday base)

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 : 64865

Property Size: 82 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: AS125000E

**Other Features**

Immediately Habitable

Outside space

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€125,000

## Key Information

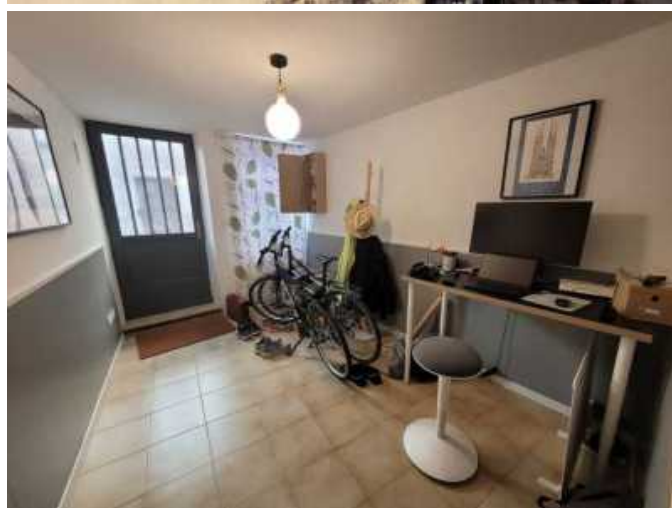
Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery









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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 cooling 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**



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