Click to view MFH-LFR-MS291500E

# Beautiful Bourgeoise Home With 290 M2 Of Living Space Offering 6 Bedrooms,...

Saint Genies De Fontedit, Herault, Occitanie



€291,500

inc. of agency fees

**6** Beds

2 Baths

A village north of Beziers with all shops and cafes, near Cessenon (river), located about 30 minutes from the coast, 15 minutes from the motorway and...

#### At a Glance

**Reference** MFH-LFR-MS291500E

W13291300E

Bed 6

Near to Saint Genies De

Fontedit

Bath 2

Pool No

**Price** €291,500

Land Tax N/A

A village north of Beziers with all shops and cafes, near Cessenon (river), located about 30 minutes from the coast, 15 minutes from the motorway and 20 minutes from Beziers airport.

A beautiful and prominent bourgeoise home, unusual, spacious and exquisite, recently repainted and decorated, offering volumes of living areas, with two wings, able to accommodate a large family or two. The house offers about 290 m2 of living space over three levels with a sunny terrace, a large garage and lots of character features, such as marble fire places, high ceilings and original doors,: The property offers 5–6 bedrooms, a fully well-equipped kitchen and lounge area, a second more basic kitchen, a separate dining room, a lounge, a large reception room, south facing terrace, 2 full bathrooms and 4 wc's, with storage areas and a large garage. A superb holiday home for all the family or magnificent permanent residence, in a popular historical village with all commerce within a few steps. Foresee some updating of kitchens and bathrooms.

Ground = Entrance into an impressive reception room of 35 m2 with marble fireplace, high ceilings and marble floor + study/office of 12 m2 with original oak floor and local marble fireplace + kitchen of 10 m2 (equipped with basic kitchen) + garage of 41 m2 + WC of 1.5 m2 with hand basin + storage area/wine cellar of 12 m2 + corridor of 8 m2.

1st = Generous hallway of 15 m2 + landing of 2 m2 + bathroom of 11 m2 (shower, bath, sink, bidet) + separate wc + bedroom of 11 m2 + lounge/bedroom of 14 m2 with doors into the dining room of 16 m2 + lovely reading corner of 6 m2 + fully equipped kitchen of 18 m2 with doors leading onto the sunny terrace of about 18 m2 + there are stairs on both east and west sides to the second floor.

2nd (west side) = A small landing with a WC with basin + bedroom of 18 m2 with balconies + bedroom of 13 m2 with amazing views and revealed beams.

2nd (east side) = Landing and corridor of 8 m2 + attic of 20 m2 (ideal to convert into another

bedroom and bathroom) with original tomettes floors + bedroom of 13 m2 with velux +

bedroom of 16 m2 with velux and windows + bathroom of 4 m2 (shower, wc, sink).

Miscellaneous = Single and double glazing + some reversible air-con + central heating (oil) +

town gas available + sunny terrace with automatic watering system + garage with electric door

+ very central location + large reception room (ideal for events) + potential for gite (rentals 8-

900 per week) + property tax of € 1540 + estimated amount of annual energy consumption for

standard use: between 4010 € and 5480 € per year. Average energy prices indexed on 1st

January 2021 (including subscriptions) + foresee some refreshing of kitchens and bathrooms +

habitable immediately.

Price = 291.500 € (An elegant and prominent bourgeoise home, oozing with character, ready

to move into. Excellent price - not to be missed!)

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: 63083

Property Size: 290 m2

Property Lot Size: 150 m2

Bedrooms: 6

Bathrooms: 2

Reference: MS291500E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

### **Summary**

Property type: House

Bedrooms: 6

Bathrooms 2

Price €291,500

## **Key Information**

Property Features:

Immediately

Habitable

### **Location: Occitanie**



# Gallery





































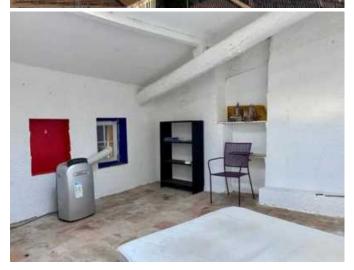














Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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 ours 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



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 ©2004-2025 my-french-house.com All Rights Reserved