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Former Stone Wine Storehouse With 300 M2 Of Floor Space And 50 M2 Garden....

Saint Genies De Fontedit , Hérault , Occitanie



€129,600

inc. of agency fees

Nice village with all amenities, grocery store, cafe/restaurant, post office, 20 minutes from Beziers and 30 minutes from the beaches. In the heart of...

At a Glance

Reference	MFH-LFR-AS129600E	Near to	Saint Genies De Fontedit	Price	€129,600
		Pool	No	Land Tax	N/A

Property Description

Nice village with all amenities, grocery store, cafe/restaurant, post office, 20 minutes from Beziers and 30 minutes from the beaches.

In the heart of a winegrowing village, this 300 m² former stone wine storehouse is waiting to be restored to its former glory. With its authentic character, solid walls and soul of yesteryear, this building offers an ideal base for a renovation project full of character. Its beautiful stonework and generous volumes allow you to imagine a warm and unique interior, combining the charm of the past with modern comforts. Outside, a small 50 m² garden completes this property, offering a pleasant space to enjoy the fine weather. Whether you're a lover of stone or looking for an exciting project, this is a rare opportunity for you!

Miscellaneous = Water and electricity installed + mains drainage planned + beams and rafters in good condition + some tiles to be replaced + old wine vats + not subject to energy performance diagnostics.

Price = 129.600 Euros (Super potential)

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 : 65657

Property Size: 300 m²

Property Lot Size: 354 m²

Reference: AS129600E

Other Features

Renovation required

With Land/Garden

Summary

Property type: Countryside house
Price €129,600

Key Information

Property Features:

- Renovation required

Location: Occitanie



Gallery





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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.

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C. BAUER – Sunday Times

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S. and L. BROWN



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