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Pretty Stone Village House With 85 M2 Of Living Space With Courtyard And...

Saint Genies De Fontedit , Herault , Occitanie



€129,600

inc. of agency fees

2 Beds

2 Baths

Nice village with all shops, 15 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast. Pretty village house in good condition,...

At a Glance

Reference MFH-LFR-AS129500EB

Near to Saint Genies De Fontedit

Price €129,600

Bed 2

Bath 2

Land Tax N/A

Pool No

Property Description

Nice village with all shops, 15 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast.

Pretty village house in good condition, offering about 85 m² of living space including 2 en suite bedrooms, with an interior courtyard and a roof terrace of 15 m² each. Very charming and well located in the centre of the village. An ideal holiday base ! Sold furnished.

Ground = Entrance hall of 6 m² + wc with washbasin + living room/equipped kitchen of 25 m² (lower units, electric oven, hob, sink) with access to a courtyard of 15 m² with barbecue.

1st = Lounge of 18 m² + en suite bedroom of 8 m² with washroom of 2.5 m² (shower, handbasin, wc).

2nd = En suite bedroom of 15 m² with washroom of 5.5 m² (shower, washbasin, wc) with access to a terrace of 15 m².

Extras = Electric heating + estimated amount of annual energy consumption for standard use: between 1172 Euros and 1586 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual land tax of about 300 Euros + the home can be rented 550 Euros/week over the summer.

Price = 129.600 Euros (Charming and possibility of summer income!)

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 : 67486

Property Size: 85 m2

Bedrooms: 2

Bathrooms: 2

Reference: AS129500EB

Other Features

Immediately Habitable

Outside space

Rental Potential

Terrace

Summary

| | |
|----------------|---------------|
| Property type: | Village house |
| Bedrooms: | 2 |
| Bathrooms | 2 |
| Price | €129,600 |

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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