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Attractively Converted Former Winegrowers House With Garage, Terraces...

Saint Genies De Fontedit , Herault , Occitanie



€330,000

inc. of agency fees

3 Beds

3 Baths

Village with all amenities,
nursery and primary schools,
restaurants and cafe, 20 minutes
from Beziers, 20 minutes from
Pezenas and 30 minutes from
the...

At a Glance

Reference MFH-LFR-
AS330000EB

Near to Saint Genies De
Fontedit

Price €330,000

Bed 3

Bath 3

Land Tax N/A

Pool No

Property Description

Village with all amenities, nursery and primary schools, restaurants and cafe, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

In the heart of the village, in a quiet street, this large winegrower's house has been tastefully converted to offer an atypical charm and a warm atmosphere. It boasts 155 m² of living space with two beautiful en suite bedrooms, combining comfort and privacy. There's also an independent 50 m² gite with its own courtyard, perfect for welcoming family and friends or generating rental income. The exteriors are just as attractive, with lovely terraces, one of which offers A view of the hills, ideal for enjoying the peace and quiet and the last rays of sunshine. Finally, a large garage of over 70 m² completes the property.

Ground = 3 m² entrance hall + 90 m² garage + 50 m² gite/studio with 25 m² courtyard.

1st = 5 m² hall + 28 m² winter lounge with access to 22 m² summer lounge and access to two terraces of 40 m² and 12 m² (spiral staircase) + 27.4 m² fitted kitchen + 3.4 m² WC with washbasin.

2nd = 4.6 m² hall + 24 m² en suite bedrooms with 4 m² shower room (shower, basin, WC) + 18.5 m² bedroom with 12.5 m² bathroom (bath, WC, basin).

Exterior = Terrace of 40 m² with access to another terrace of about 12 m² + courtyard on the side of the house about 2.60 m wide (shared courtyard with neighbor, each with a private side).

Miscellaneous = Wood-burning stove, reversible air conditioning and electric heating + annual property tax of 1400 Euros + estimated amount of annual energy consumption for standard use: between 2508 Euros and 3394 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + possibility of renting the gite for 50 Euros/night + simple and double glazing.

Price = 330.000 Euros (Super pretty home with character !)

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 : 68964

Property Size: 155 m2

Property Lot Size: 210 m2

Bedrooms: 3

Bathrooms: 3

Reference: AS330000EB

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	3
Price	€330,000

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie

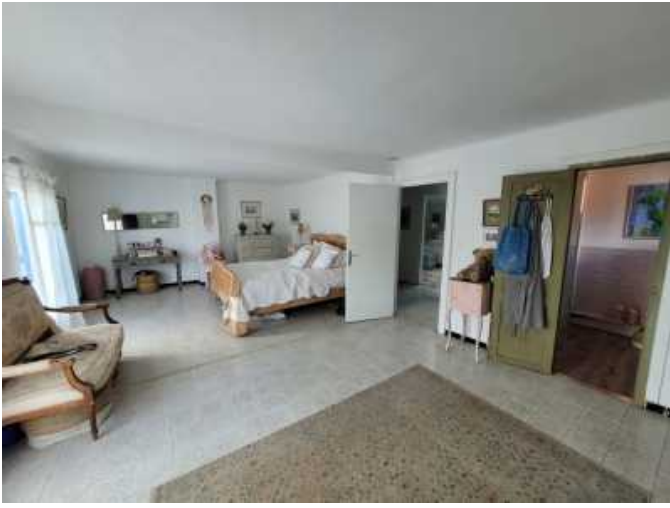


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C. BAUER – Sunday Times

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S. and L. BROWN



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