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Charming Character Apartment With Courtyard And Commercial Premises.

Saint Genies De Fontedit , Herault , Occitanie



€129,500

inc. of agency fees

2 Beds

1 Baths

Village with all amenities,
restaurants, grocery store,
pizzeria, bakery, 20 minutes
from Beziers, 25 minutes from
the beaches and 10 minutes
from the...

At a Glance

Reference MFH-LFR-
SM137000E

Near to Saint Genies De
Fontedit

Price €129,500

Bed 2

Bath 1

Land Tax N/A

Pool No

Property Description

Village with all amenities, restaurants, grocery store, pizzeria, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the River Orb.

Located on the second floor of an old maison de maitre, this character apartment with 48 m² of living space, including 2 bedrooms, features authentic character and a privileged location in the center of the village. The ground floor features a summer kitchen opening onto a pleasant 13 m² private courtyard, ideal for outdoor meals or moments of relaxation. In addition, a 17 m² shop, also located on the ground floor, has a beautiful window overlooking the village's main thoroughfare, offering optimal visibility for a professional activity or rental investment.

Ground = 17.24 m² independent commercial premises + shared hallway hall giving access to a private WC with washbasin and a 7 m² private equipped summer kitchen (wall units and base units, sink, fridge, mini-oven, washing machine) with access to an attractive 13 m² private courtyard.

2nd = 3.6 m² entrance hall + 22 m² living room/equipped kitchen (wall and floor units, stove, fridge/freezer, sink) with French windows and balcony + 10.9 m² bedroom with dressing room + 9.1 m² bedroom with built-in wardrobe + shower room of 3 m² (shower, basin, wc).

Miscellaneous = Property tax of 496 Euros for the apartment and 248 Euros for the shop + estimated amount of annual energy consumption for standard use: between 1178 Euros and 1594 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + good location + double glazing and electric heating + it may be possible to rent the premises for 350 Euros/month and the apartment for 600 Euros, which would correspond to a very attractive rental ratio of 8.3 % + water about 180 Euros/year (divisional sub meter) + co-ownership insurance for the building 200 Euros for the apartment and 60 € for the premises + voluntary trustee (no charges) + electricity about 800 Euros/year (independent meter) + roof in good condition + new reversible air-conditioning, electricity and soundproofing in the shop/premises.

Price = 129.500 Euros (Charming and possible income by renting out the shop !)

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 : 69745

Property Size: 65 m2

Bedrooms: 2

Bathrooms: 1

Reference: SM137000E

Other Features

Courtyard

Immediately Habitable

Outside space

Rental Potential

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€129,500

Key Information

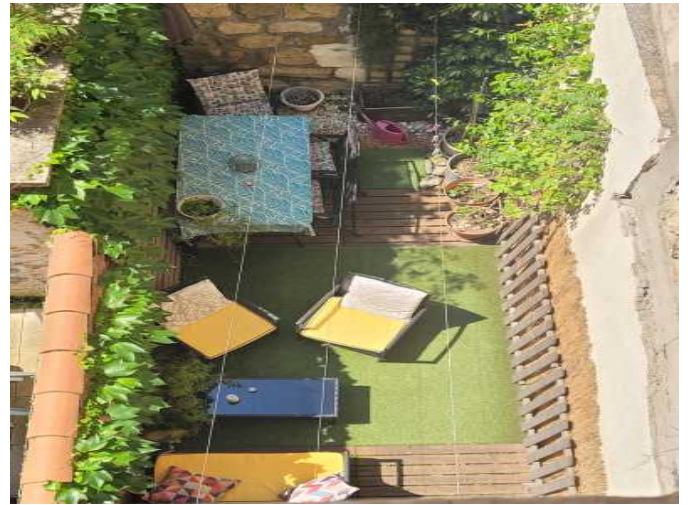
Property Features:

- Courtyard

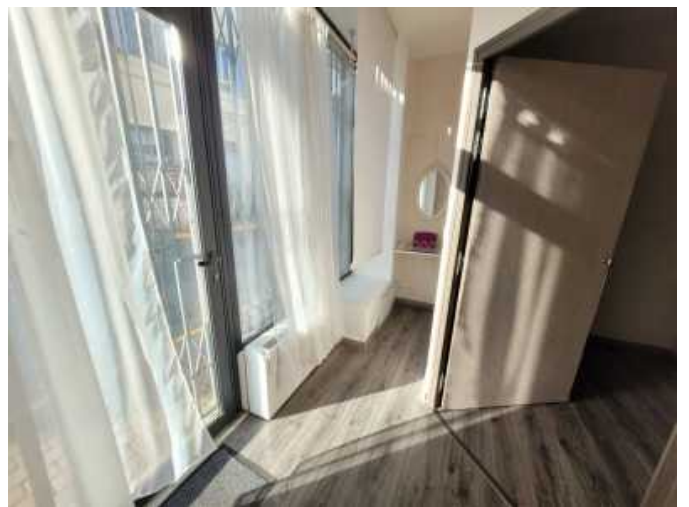
Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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