

[Click to view MFH-LFR-S125000EB](#)

## Charming Renovated Apartment In The Centre Of The Village With 60 M2 Of...

**Saint Genies De Fontedit , Herault , Occitanie**



**€125,000**

**inc. of agency fees**

**2 Beds**

**1 Baths**

Village shops, restaurants,  
grocery, pizzeria, bakery, 20  
minutes from Beziers, 25  
minutes from the beaches and  
10 minutes from the river  
Orb. Charming...

### At a Glance

**Reference** MFH-LFR-S125000EB

**Bed** 2

**Near to** Saint Genies De Fontedit

**Bath** 1

**Pool** No

**Price** €125,000

**Land Tax** N/A

### Property Description

Village shops, restaurants, grocery, pizzeria, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.

Charming renovated and furnished duplex apartment with character and original features, conveniently located in the centre of the village, on the ground floor and 1st floor of an old maison de maitre, offering 60 m2 of living space including 2 bedrooms, an office/mezzanine and a 8.5 m2 courtyard. Bright and comfortable with lots of character. Sold furnished.

Ground = 11.5 m2 fitted kitchen (wall and floor units, electric oven with hob, fridge/freezer, micro-wave , washing machine and tumble dryer) with access to a 8.5 m2 courtyard.

1st = Access via a 9.8 m2 study/mezzanine + 9.2 m2 living room with balcony + 1.8 m2 hall + 9.8 m2 bedroom with balcony + 9 m2 bedroom + 3 m2 shower room (wc, walk-in shower, washbasin).

Miscellaneous = Electric heating + double glazing + property tax of 480 Euros + it may be possible to rent the flat for 620 Euros, which would correspond to a rental income of 6% + water on a sub-meter + co-ownership insurance for the building of 200 Euros + voluntary trustee (no charges) + electricity on an independent meter + roof in good condition + possibility of buying a stone garage for an additional 28.000 Euros, located less than a 100 m away from the house (width about 2.55 m, length about 9 m and height at the gate about 2.60 m) + sleeps 6 + renovated wood shutters.

Price = 125.000 Euros (Very pretty in the centre of the village !)

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](http://georisques.gouv.fr)

Property Id : 69930

Property Size: 60 m2

Bedrooms: 2

Bathrooms: 1

Reference: S125000EB

### **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

## Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	1
Price	€125,000

## Key Information

Property Features:

- Courtyard

## Location: Occitanie



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://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 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 cooling 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