

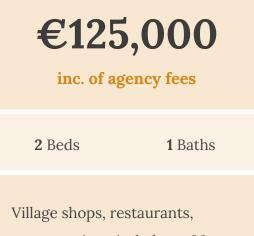
# Charming Renovated Apartment In The Centre Of The Village With 60 M2 Of...

Saint Genies De Fontedit, Herault, Occitanie

My French

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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	Sa Fo
Bath	1
Pool	No

Saint Genies De Sontedit **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 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











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#### S. and L. BROWN



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