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Traditionally Built Villa Offering 130 M2 Living Space On 1520 M2 Of Land...

Saint Genies De Fontedit , Herault , Occitanie



€324,000

inc. of agency fees

4 Beds

1 Baths

Nice village with grocery shop,
bar/restaurant, school,
physiotherapist,
treatment/massage room, 20
minutes from Beziers, 25
minutes from Pezenas and...

At a Glance

Reference MFH-LFR-
AS324000EG

Near to Saint Genies De
Fontedit

Price €324,000

Bed 4

Bath 1

Land Tax N/A

Pool Yes

Property Description

Nice village with grocery shop, bar/restaurant, school, physiotherapist, treatment/massage room, 20 minutes from Beziers, 25 minutes from Pezenas and 30 minutes from the beaches.

This traditionally built villa is located in a quiet residential area within walking distance of shops. It offers a pleasant living environment on 1520 m² of wooded land, part of which is still available for building, with independent access - ideal for an extension or outbuilding. The house offers around 130 m² of living space, including 4 bedrooms. A superb summer kitchen completes the exterior features, perfect for enjoying the sunny days around the swimming pool. The villa requires general refurbishment, offering great potential for customisation to suit your tastes and needs.

Basement = 110 m² garage.

Ground = 35 m² living room with fireplace and access to terrace + 14 m² fitted kitchen (wall and floor units, induction hob, sink, dishwasher, electric oven, microwave, extractor hood) with access to terrace + 7 m² hallway + 2.5 m² storeroom + 3 bedrooms of 16 m², 11 m² and 11 m² with built-in wardrobes + 7 m² bathroom (washbasin, shower, bath, WC) + separate toilet.

1st = 25 m² bedroom.

Exterior = Enclosed garden with trees and swimming pool (10x5m, chlorine filtration) + superb 60 m² fitted summer kitchen (base units, hob, electric oven, barbecue, fridge, dishwasher) with shower room (shower and wc) + small plot of land behind the house (about 200 m²) with independent access.

Miscellaneous = Centralised air-conditioning + annual property tax of 1781 Euros + estimated amount of annual energy consumption for standard use: between 1622 Euros and 2194 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + planned refurbishment work (painting/kitchen/bathrooms about 50.000 Euros).

Price = 324.000 Euros (Good location, very pleasant !)

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 : 70054

Property Size: 130 m2

Property Lot Size: 1,520 m2

Bedrooms: 4

Bathrooms: 1

Reference: AS324000EG

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	1
Price	€324,000

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

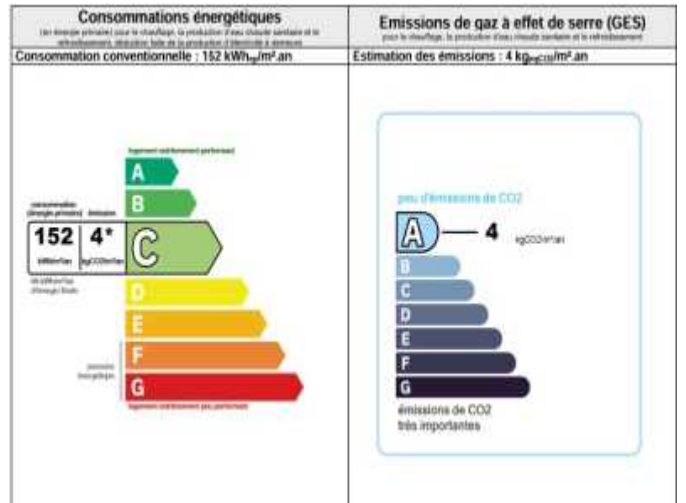
Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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