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## Investment Property With 2 Flats, 2 Courtyards And Commercial Premises,...

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



**€249,500**

**inc. of agency fees**

5 Beds

2 Baths

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

### At a Glance

**Reference** MFH-LFR-  
S262000E

**Bed** 5

**Near to** Saint Genies De  
Fontedit

**Bath** 2

**Pool** No

**Price** €249,500

**Land Tax** N/A

### Property Description

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

Investment property in very good condition, located right in the centre of the village, strategic location for the 17 m<sup>2</sup> business premises. It also includes a 60 m<sup>2</sup> duplex apartment with an 8,5 m<sup>2</sup> private courtyard, a very bright 2nd floor flat with summer kitchen and a 13 m<sup>2</sup> courtyard on the ground floor. All ready to let immediately, ideal for an investor.

#### Commercial premises (ground floor)

Ground = 17.24 m<sup>2</sup> premises with washbasin/storage area and large shop window with protective grille + separate 1.83 m<sup>2</sup> WC with washbasin (right of way in the condominium hall to access it).

#### Duplex (ground floor and 1st floor)

Ground = 11.5 m<sup>2</sup> fitted kitchen (wall and floor units, electric oven with hob, new fridge/freezer, new tumble dryer, washing machine and microwave ) with direct access to private 8.5 m<sup>2</sup> courtyard with furniture and barbeque.

1st=Access via a 9.8 m<sup>2</sup> mezzanine/3rd bedroom with double sofa bed and dresser + a 9.2 m<sup>2</sup> fully furnished living room with double French doors onto balcony with recently renovated wooden shutters + a 1.8 m<sup>2</sup> hall with walk in storage room + a 3.8 m<sup>2</sup> shower room (wc, walk in shower, washbasin and cupboard) + a 9.8 m<sup>2</sup> bedroom with double bed, wardrobe, dresser and French doors onto balcony with recently renovated shutters + a 9 m<sup>2</sup> bedroom with double bed and dresser.

#### Flat (ground floor and 2nd floor)

Ground = Entrance hall leading to a private equipped summer kitchen (former cellar) of 7 m<sup>2</sup> (wall units and base units, sink, fridge, mini-oven, washing machine) with access to a pretty private courtyard of 13 m<sup>2</sup>.

2nd = 3.6 m2 entrance hall + 22 m2 living room/equipped kitchen (wall and floor units, hob, fridge/freezer, sink) with patio doors and balconies + 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 taxes of 496 Euros, 480 Euros and 248 Euros (premises) + good location + double glazing and electric heating + it may be possible to rent the premises for 400 Euros/month and the flats for 600 Euros and 620 Euros, which would give a very attractive rental income + mains water (sub-metering) + co-ownership insurance for the building for 465 Euros + voluntary trustee (no charges) + mains electricity (independent meters) + roof in good condition + reversible air conditioning, new electricity and soundproofing in the premises + possibility of purchasing a stone garage for an additional 25.000 Euros, located less than 100 m from the property.

Price = 249.500 Euros (Very good investment !)

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 : 70003

Property Size: 125 m2

Bedrooms: 5

Bathrooms: 2

Reference: S262000E

### **Other Features**

Courtyard

Immediately Habitable

Outside space

Rental Potential

Terrace

## Summary

Property type:	Village house
Bedrooms:	5
Bathrooms	2
Price	€249,500

## Key Information

Property Features:

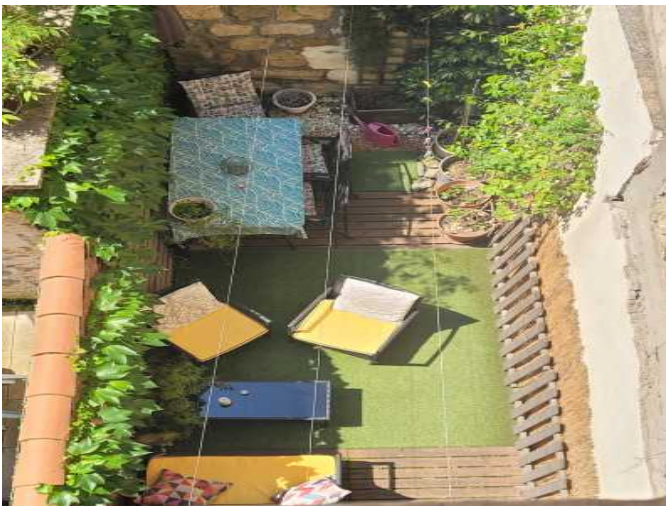
- Courtyard

## Location: Occitanie





## Gallery













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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**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**



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