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## Pretty And Charming Villa With 130 M2 Living Space And 45 M2 Workshop...

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



**€556,400**

**inc. of agency fees**

**4 Beds   2 Baths   130 sqm   0.07 ha**

Village with all amenities,  
nursery and primary schools,  
restaurants and cafe, 20 minutes  
from Beziers, 20 minutes from  
Pezenas and 30 minutes from  
the...

### At a Glance

**Reference** MFH-LFR-  
LS556400E

**Bed** 4

**Land** 0.07 ha

**Near to** Saint Genies De  
Fontedit

**Bath** 2

**Pool** Yes

**Price** €556,400

**Hab.Space** 130 sqm

**Land Tax** N/A

### Property Description

Village with all amenities, nursery and primary schools, restaurants and cafe, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

Pretty villa on 721 m<sup>2</sup> of land, in very good condition, with 130 m<sup>2</sup> of living space including 4 bedrooms and 2 bathrooms (one of which is on the ground floor), not overlooked, with heated swimming pool and charming, easy-to-maintain garden. A 45 m<sup>2</sup> extension (workshops) could be converted into an independent studio. Situated in a quiet residential area, 10 minutes' walk from the shops.

Ground = 50 m<sup>2</sup> living/dining room with fireplace + 13.5 m<sup>2</sup> fitted kitchen (hob, extractor hood, electric oven, dishwasher, sink, wall and floor units) + 6 m<sup>2</sup> storeroom + 4 m<sup>2</sup> hall + 5 m<sup>2</sup> bathroom (2 basins and bath) + 14 m<sup>2</sup> bedroom + 14 m<sup>2</sup> workshop with access to another 31 m<sup>2</sup> workshop (with access to the rear of the house) + 23 m<sup>2</sup> garage.

1st = 3.5 m<sup>2</sup> hallway + 3 bedrooms of 10.9 m<sup>2</sup>, 10 m<sup>2</sup> and 10 m<sup>2</sup> + WC + 3 m<sup>2</sup> shower room (shower and washbasin).

Exterior = Beautiful terrace + swimming pool (8x4m, chlorine, heated with electric protective cover).

Miscellaneous = Reversible underfloor air conditioning + annual property tax of 2041 Euros + estimated amount of annual energy consumption for standard use: between 880 Euros and 1280 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + automatic watering system.

Price = 556.400 Euros (Cosy, quiet and welcoming!)

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 : 70418

Property Size: 130 m2

Property Lot Size: 721 m2

Bedrooms: 4

Bathrooms: 2

Reference: LS556400E

### **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	2
Price	€556,400

Key Information

Internal Area:	130 sqm
Land Area:	0.07 ha
Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie



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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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For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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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**



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