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Charming, Renovated And Furnished Duplex Apartment Of 60 M2 With Character...

Saint Genies De Fontedit , Herault , Occitanie



€155,000

inc. of agency fees

3 Beds

1 Baths

Village with all 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-ST155000E

Near to Saint Genies De Fontedit

Price €155,000

Bed 3

Bath 1

Land Tax N/A

Pool No

Property Description

Village with all 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 the first floor of an old maison de maitre, offering 60 m² of living space including 2 bedrooms, a mezzanine/3rd bedroom and a 8.5 m² courtyard. Bright and comfortable with lots of character. Sold furnished.

Ideal home, holiday home or buy to rent/airbnb.

The property is complemented by 17 m² of commercial premises, also located on the ground floor, with an attractive shop window overlooking the village's main thoroughfare, offering optimum visibility for a professional activity or rental investment.

Ground = 17.24 m² independent commercial premises + shared hallway + 11.5 m² 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 m² courtyard with furniture and barbeque.

1st=Access via a 9.8 m² mezzanine/3rd bedroom with double sofa bed and dresser + a 9.2 m² fully furnished living room with double French doors onto balcony with recently renovated wooden shutters + a 1.8 m² hall with walk in storage room + a 3.8 m² shower room (wc, walk in shower, washbasin and cupboard) + a 9.8 m² bedroom with double bed, wardrobe, dresser and French doors onto balcony with recently renovated shutters + a 9 m² bedroom with double bed and dresser.

Miscellaneous = Electric heating + double glazing + property tax of 480 Euros for the flat and 248 Euros for the premises + estimated annual energy costs for standard use: between 1601 Euros and 2167 Euros per year. Average energy prices indexed to 2021, 2022 and 2023 (including subscriptions) + the possibility of renting the premises for 400 Euros and the flat

for 620 Euros + water on a sub-meter + co-ownership insurance for the building for 200 Euros and 60 Euros for the premises + voluntary trustee (no charges) + electricity on an independent meter + roof in good condition + there is also a possibility of purchasing a stone garage for an additional 25.000 Euros, located less than 100 m from the property.

Price = 155.000 Euros (Charming and possible income!)

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 : 70646

Property Size: 77 m2

Bedrooms: 3

Bathrooms: 1

Reference: ST155000E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€155,000

Key Information

Property Features:

- Courtyard

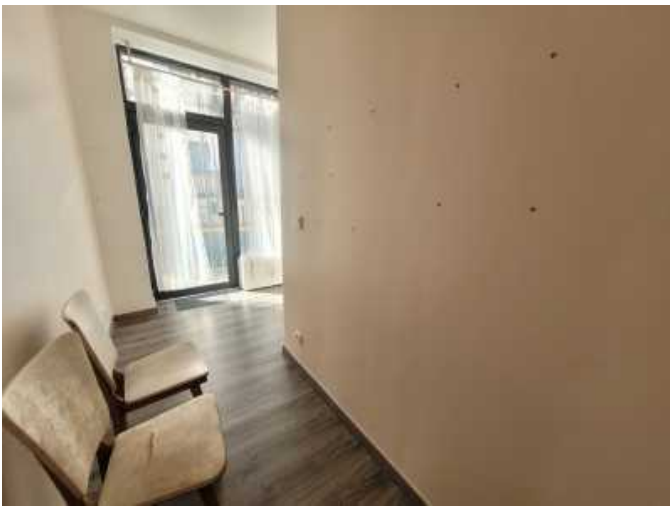
Location: Occitanie



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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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C. BAUER – Sunday Times

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S. and L. BROWN



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