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Charming, Furnished And Renovated Duplex Apartment In The Centre Of The...

Saint Genies De Fontedit , Hérault , Occitanie



€120,000

inc. of agency fees

3 Beds

1 Baths

Village with 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-ST125000EB	Near to	Saint Genies De Fontedit	Price	€120,000
Bed	3	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Village with 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.

Ground = 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 + estimated amount of annual energy consumption for standard use: between 1601 Euros and 2167 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + it may be possible to rent the flat out for 620 Euros, which would correspond to a rental income of 6% + water on a sub-metre + co-ownership insurance for the building of 200 Euros + 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 = 120.000 Euros (Very pretty and ideally located in the centre of this desirable 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 : 70614

Property Size: 60 m2

Bedrooms: 3

Bathrooms: 1

Reference: ST125000EB

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€120,000

Key Information

Property Features:

- Courtyard

Location: Occitanie



Gallery







DIAGNOSTIC DE PERFORMANCE ENERGETIQUE	
<p>Consommations énergétiques <small>(En énergie primaire) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement, incluant les usages de production d'électricité à domicile.</small></p> <p>Consommation conventionnelle : 368 kWh/m².an</p>	<p>Emissions de gaz à effet de serre (GES) <small>pour le chauffage, la production d'eau chaude sanitaire et le refroidissement</small></p> <p>Estimation des émissions : 12 kg_{CO2}/m².an</p>

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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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