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Detached Single Storey And Comfortable Villa With 105 M2 Of Living Space...

Saint Genies De Fontedit , Hérault , Occitanie



€324,000

inc. of agency fees

3 Beds

2 Baths

Village with all shops, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river. Traditional renovated detached single storey villa, located at the edge of a village in a quiet...

At a Glance

Reference MFH-LFR-SAM384480E

Bed 3

Near to Saint Genies De Fontedit

Bath 2

Pool Yes

Price €324,000

Land Tax N/A

Property Description

Village with all shops, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

Traditional renovated detached single storey villa, located at the edge of a village in a quiet residential area,

with about 105 m² of living space including 3 bedrooms, a garage and on a 943 m² plot with a pool.

Interior = Entrance hall of 5 m² + lounge/living room of 31 m² with french windows opening onto the terrace + equipped kitchen of 24 m² (upper and lower units, sink, electrical oven, gas hob, fridge, freezer and extractor fan) + 3 bedrooms of 10 m², 11.5 m² and 11.8 m² en suite with a washroom of 1.5 m² (washbasin and wc) + bathroom of 3.5 m² (bath, wc and washbasin) + garage of 25 m².

Exterior = Terraces leading onto the garden + nicely landscaped exterior + garden shed + heated pool (4.5x10m, salt filtration).

Sundry = Electrical programmable wall heaters and new centralised reversible air conditioning + estimated amount of annual energy consumption for standard use: about 1550 € per year + annual land tax of 858 € + sprinkling system + water softener.

Price = 324.000 € (Spotless !)

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 : 54957

Property Size: 105 m²

Property Lot Size: 943 m²

Bedrooms: 3

Bathrooms: 2

Reference: SAM384480E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€324,000

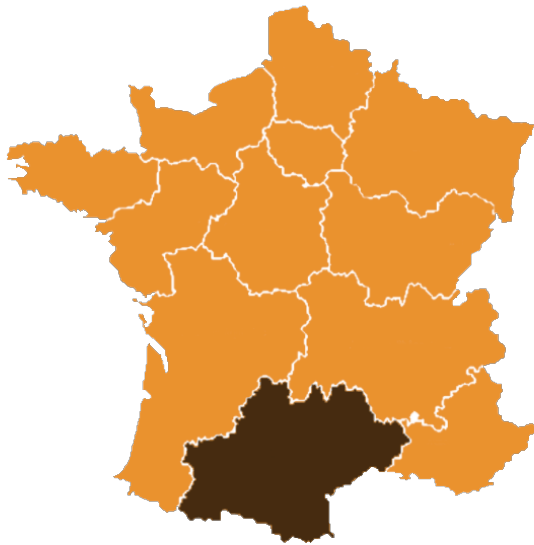
Key Information

Property Features:

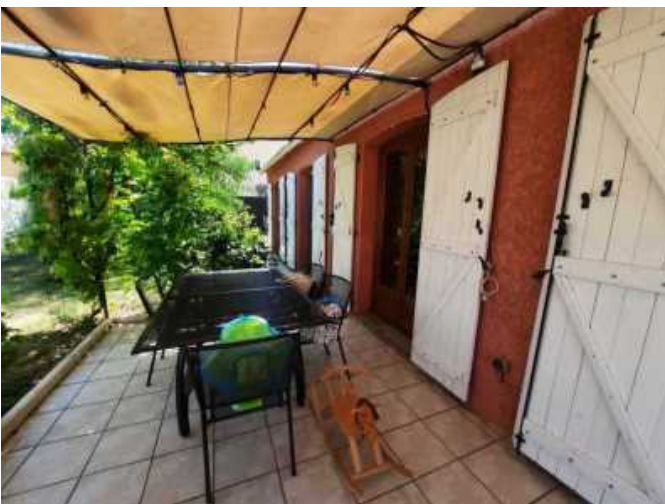
- Immediately Habitable

Swimming Pool? Yes

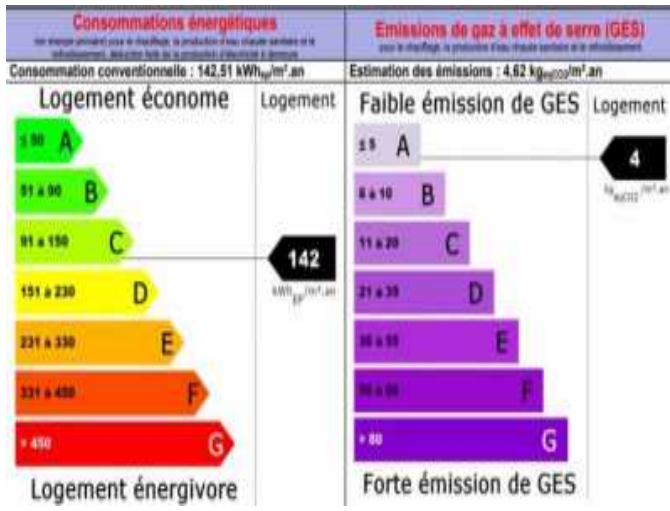
Location: Occitanie



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C. BAUER – Sunday Times

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