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Superb And Elegant Villa With 180 M2 Of Living Space On 964 M2 Of Land...

Saint Genies De Fontedit , Herault , Occitanie



€499,000

inc. of agency fees

5 Beds

3 Baths

Nice village with all shops,
groceries, chemist
cafe/restaurant, 20 minutes
from Beziers, 20 minutes from
the motorway and 25 minutes
from the coast.Superb...

At a Glance

Reference MFH-LFR-
ASP539000E

Near to Saint Genies De
Fontedit

Price €499,000

Bed 5

Bath 3

Land Tax N/A

Pool Yes

Property Description

Nice village with all shops, groceries, chemist cafe/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the coast.

Superb and elegante architect conceived villa (2016), in an enchanting setting and breathtaking views, offering 180 m² of living space including 5 bedrooms and 3 bathrooms, on a 964 m² plot. Just a few minutes walk to the shops.

Ground = Entrance hall of 12.5 m² + WC with handbasin + living room of 43.7 m² with fireplace and leading to the terrace and pool + equipped kitchen with high quality appliances of 13 m² (upper and lower units, 3 foven one combined with micro-wave, hob, retractable fan, dishwasher, american fridge) + pantry/laundry room of 7.2 m² + en suite bedroom of 16 m² with washroom of 4.7 m² (italian walk-in shower, 2 washbasins, WC) and dressing room of 3.6 m² + office of 21 m².

1st = Hall of 4.4 m² + 3 bedrooms of 10 m², 10.1 m² and 12 m² + bathroom of 4.8 m² (bath, shower, washbasin) + WC with handbasin + laundry room of 3 m² + en suite bedroom of 13 m² with dressing room of 6.4 m², washroom of 4 m² (italian walk-in shower, 2 washbasins) and independent WC with handbasin.

Exterior = Large terrace of 70 m² and heated pool (11x4m, chlorine and electrolysis) with electric cover + programmable irrigation system + beautiful flowery hedges all around the property + breathtaking views + parking area.

Sundry = Centralised reversible air conditioning (2 independent systems for the 2 floors) + annual land tax of 1929 € + centralised rolling shutters + estimated amount of annual energy consumption for standard use: between 555 € and 751 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + some furniture to negotiate.

Price = 499.000 € (A must see !)

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 : 59134

Property Size: 180 m2

Property Lot Size: 964 m2

Bedrooms: 5

Bathrooms: 3

Reference: ASP539000E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	5
Bathrooms	3
Price	€499,000

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



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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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