

[Click to view MFH-LFR-AMS159000E](#)

Former Winegrower House With 90 M2 Of Living Space, Large Garage And Convertible...

Saint Genies De Fontedit , Herault , Occitanie



€140,000

inc. of agency fees

2 Beds

1 Baths

Nice village with all shops, bar, restaurant and school, 20 minutes from Beziers, and 25 minutes from the coast. Former winegrower house to modernise with...

At a Glance

Reference MFH-LFR-AMS159000E

Near to Saint Genies De Fontedit

Price €140,000

Bed 2

Bath 1

Land Tax N/A

Pool No

Property Description

Nice village with all shops, bar, restaurant and school, 20 minutes from Beziers, and 25 minutes from the coast.

Former winegrower house to modernise with 90 m² of living space plus an attic of 60 m² that could be converted into additional living space and/or a roof terrace plus a garage of 60 m². Well located in the village, a few steps away from amenities.

Ground = Garage of 60 m² (with a window) + entrance hall of 16 m² with WC.

1st = Hall of 6.5 m² + lounge of 13 m² + dining room of 15.6 m² + kitchen of 13 m² + shower room of 4 m² (shower, washbasin) + WC + bedroom of 10 m² + office of 7.2 m² (no window).

2nd = Bedroom of 9.6 m² + attic of 60 m².

Extras = Electric heating and oilburner + doubled glazed windows + sound house but large modernisation to foresee + not subject to energy performance diagnostics + roof in very good condition, better insulation to foresee + annual land tax valued at about 900 €.

Price = 140.000 € (Potential !)

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 : 59403

Property Size: 90 m²

Property Lot Size: 100 m²

Bedrooms: 2

Bathrooms: 1

Reference: AMS159000E

Other Features

Private parking/Garage

Renovation required

Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€140,000

Key Information

Property Features:

- Private parking/Garage

Location: Occitanie



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

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

Testimonials

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved