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Large Village House With 2 Independent Apartments And A Former Shop.

Saint Genies De Fontedit



€178,200

inc. of agency fees

4 Beds

2 Baths

Village with all amenities, bar-restaurant, primary school, 20 minutes from Beziers, 10 minutes from Magalas, 20 minutes from the motorway, and 25 minutes from the beach. Large house located in the heart...

At a Glance

Reference MFH-LFR-AS210600EB

Bed 4

Near to Saint Genies De Fontedit

Bath 2

Pool No

Price €178,200

Land Tax N/A

Property Description

Village with all amenities, bar-restaurant, primary school, 20 minutes from Beziers, 10 minutes from Magalas, 20 minutes from the motorway, and 25 minutes from the beach.

Large house located in the heart of a pretty village, offering 2 independent apartments of about 85 m2 and 65 m2 living space plus a former shop of about 70 m2. The house also has an attic of about 10 m2 that offers the possibility of a roof terrace.

Ground = Entrance hall of 13 m2 + former shop of about 70 m2 with a cooling room, a boutique area and a laboratory with a sink and a WC.

1st (in need of work) = Landing of 3 m2 + corridor + living room/kitchen of 31 m2 with a small balcony and with access to a covered terrace of about 10 m2 + from the covered terrace access to a bathroom of 6.6 m2 (washbasin, laundry area, WC, bath/shower) and to a bedroom of 20 m2 with a dressing room + office/bedroom of 9.5 m2 (L shape) with possibility of access to the bathroom + small room of 7 m2.

2nd (in good state) = Living room/equipped kitchen of 20 m2 + 2 bedrooms of 10.4 m2 and 9.2 m2 + hall of 6 m2 + office of 5.4 m2 + bathroom of 7m2 (bath, electric WC, double washbasin, built-in cupboard).

3rd = Attic of about 10 m2 that could be converted into a roof terrace.

Sundry = Centralised reversible air conditioning + work of decoration and rearranging needed + double glazed windows + thermostat in each room + possibility to rent or sell the shop separately (independent water and electricity meters) + one electricity/water meter for both apartments (with division meters).

Price = 178.200 € (Large house located in the heart of the 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 : 49386

Property Size: 220 m2

Property Lot Size: 124 m2

Bedrooms: 4

Bathrooms: 2

Reference: AS210600EB

Other Features

Immediately Habitable

Latest properties

Rental Potential

Summary

Property type:	Village house
Bedrooms:	4
Bathrooms	2
Price	€178,200

Key Information

- Property Features:
- Immediately Habitable

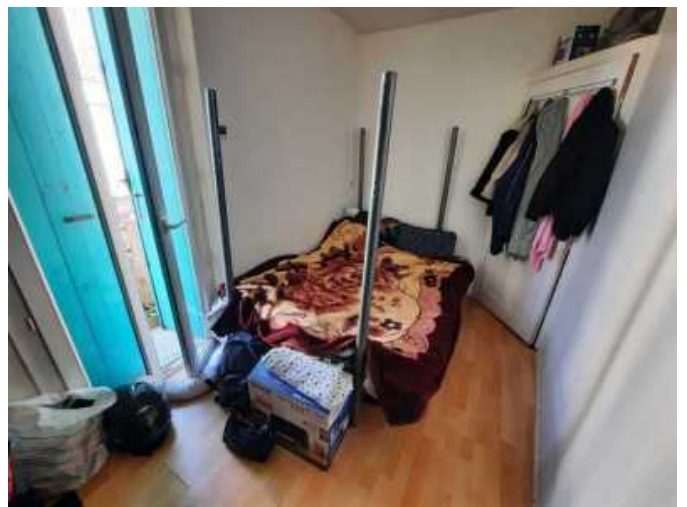
Location:



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