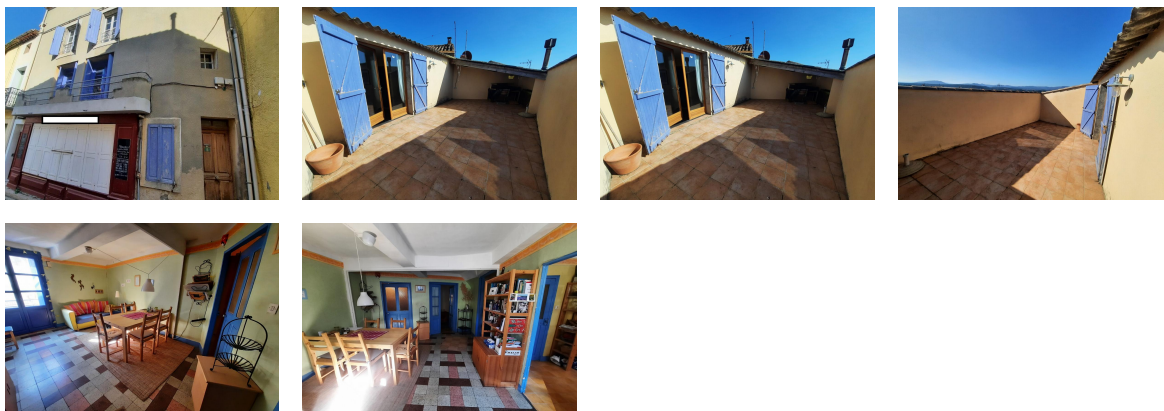


COMMERCIAL BUILDING FOR SALE



Saint Genies De Fontedit
 Saint Genies De Fontedit,
 Other
 France

Units	Year Built	0
Floors	Date Listed	10/26/2023
Size	0 Sq Ft	Listing ID
		GL-1698349555

Asking Price
 €119,900

Listed by: Freddy Rueda Sarl

For more information, visit:

<https://www.globallistings.com/10878210>

Overview

Nice village with all shops, bar/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast.

Pretty village house to modernise and sold partly furnished, offering about 110 m2 of living space including 4 bedrooms and 2 bathrooms, with a former shop at the ground floor and with a roof terrace of about 28 m2! It is well located in the centre of the village.

Ground = Former shop of about 45 m2 with WC + entrance hall.

1st = Lounge/dining room of 14.7 m2 + semi equipped kitchen of 9 m2 + bedroom of 10 m2 + wc with handbasin.

2nd = Hall of 3 m2 + 2 bedrooms of 10.4 m2 and 8 m2 + washroom of 8.8 m2 (shower, washbasin and wc) + ensuite bedroom of 14 m2 with washroom of 1.8 m2 (wc and washbasin).

3rd = Lounge of 15 m2 + tiled terrace of about 28 m2 with nice views.

Extras = Electric heating + some electricity points to check + nice and very private terrace + estimated amount of annual energy consumption for standard use: between 1695 € and 2293 € per year. Average

energy prices indexed on 1st January 2021(including subscriptions) + annual land tax of about 500 € + 2 electricity meters and one water meter.

List of furniture

1st : cooker, fridge, buffet, sofa-bed, chairs, double bed, bedside table, shelves.

2nd : single bed, office, bedside table, double bed, chest of drawers.

3rd : sofa-bed, terrace furniture, shelf.

Price = 119.900 € (Nice village house with terrace and 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 : 39825

Bedrooms: 4

Bathrooms: 2

Reference: ALS139000E

Other Features

Immediately Habitable

Latest properties

Outside space

Renovation required

Rental Potential

Terrace

Contact

Email

frueda@aol.com

Phone