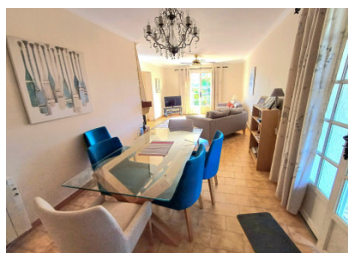
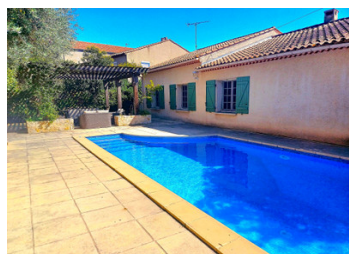
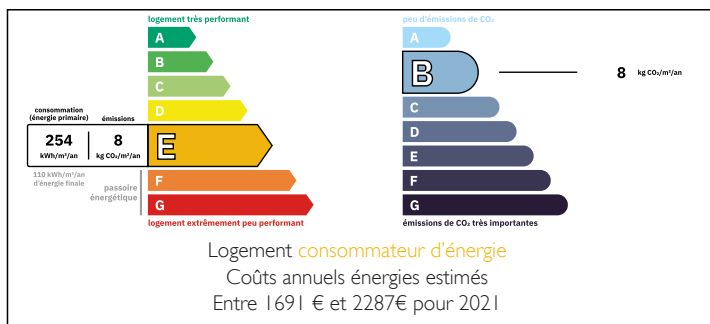


Detached villa with bright living spaces, four bedrooms, two bathrooms, pool and gardens.



ENERGY - DPE



INFORMATION

Town:	Saint-Geniès-de-Fontedit
Department:	Hérault
Bed:	4
Bath:	2
Floor:	105 m²
Plot Size:	830 m²

IN BRIEF

Set on a generous 830 m² plot, this well-presented single-storey villa offers comfortable living in a peaceful location just outside a lively village. With 105 m² of living space, the property includes four good-sized double bedrooms, a family bathroom, and an en-suite shower room in the main bedroom.

The bright, open living areas lead out to a fully enclosed garden, perfect for relaxing or entertaining, complete with a private swimming pool and built-in barbecue. There's also a large garage and additional private parking.

Located just 16 km from Béziers and around 30 km from the Mediterranean coast, this property strikes the perfect balance between rural tranquillity and easy access to local amenities and beaches.

Ideal as a permanent home or a holiday retreat, the villa is in excellent condition and ready to move into.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Located in the popular village of St Genies de Fontedit, this detached, single-storey villa from the 1980s offers 105 m² of comfortable living space on a generous 830 m² plot. Enter through double gates into a spacious front garden with private parking for 2–3 vehicles. A covered porch leads into the entrance hall, which includes a built-in storage cupboard and a separate WC.

The open-plan living and dining room (25 m²) is bright and inviting, featuring a fireplace and direct access to the beautifully maintained garden. The modern kitchen (10.5 m²) is fully equipped and includes a breakfast bar. It connects to a utility room (4.55 m²) with access to the 33 m² garage.

There are four double bedrooms, including a master with en-suite shower room and WC. The other three bedrooms have built-in cupboards and share a spacious family bathroom with WC.

The outdoor space has been thoughtfully landscaped for easy maintenance and year-round enjoyment. The garden wraps around the villa and features a selection of terraces, mature Mediterranean planting, and an 8x4 metre swimming pool. A pergola-covered barbecue area adds a great space for entertaining or dining al fresco.

Key Features:

Detached, single-storey villa built in the 1980s

4 double bedrooms, 2 bathrooms (1 en-suite)

Open-plan living/dining area with fireplace

Fully equipped kitchen and separate utility room

Enclosed plot of 830 m² with private parking and garage

Swimming pool (8m x 4m), terraces, and BBQ area

LOCAL TAXES

Taxe habitation: EUR

NOTES