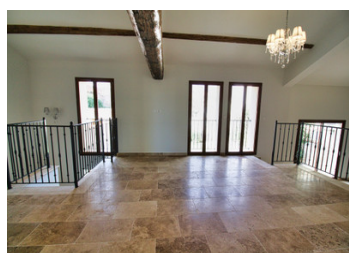


Charming 3 bed Barn Conversion with pool, garden and garage in the pretty village of Saint Genies de Fontedit



INFORMATION

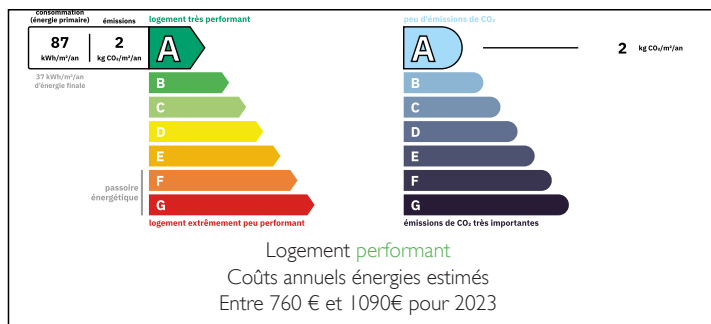
Town:	Saint-Geniès-de-Fontedit
Department:	Hérault
Bed:	3
Bath:	2
Floor:	0 m2
Plot Size:	100 m2



IN BRIEF

Nestled in the picturesque village of Saint Genies de Fontedit, this stunning, recently converted barn offers a unique blend of rustic charm and modern living. Part of a high-end conversion into two adjacent properties, this beautiful home is finished to the highest standards and is ready to move into, making it ideal for both permanent living or a luxurious holiday retreat.

ENERGY - DPE



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

With a thoughtful layout over 2 floors, the property features three bedrooms, including one with an en-suite shower room, as well as a separate family shower room. The light-filled open-plan living area provides an inviting atmosphere for relaxation and entertainment, while the spacious kitchen (to finish) flows seamlessly onto a private, enclosed walled garden, complete with a plunge pool—ideal for cooling off during the warm Mediterranean summers. The expansive terrace offers ample space for al fresco dining, perfect for enjoying the tranquil surroundings with friends and family.

On the ground floor, you'll find a versatile garage/utility space, which could easily be transformed into additional living space, depending on your needs.

The property requires minimal maintenance, making it a perfect low-effort investment for those looking to enjoy the lifestyle of this peaceful village while being just moments away from local shops and amenities.

This lovely home truly offers a fantastic opportunity to live in comfort and style, with all the charm of a traditional barn conversion but with the convenience and elegance of modern finishes. Don't miss the chance to view this beautiful property—contact us today to arrange a viewing!

Features include reversible air conditioning throughout, fully automatic pool, travertine tiling throughout, 10 year guarantee.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES