



Luxury Barn Renovation with 2 Houses for Sale in Saint-Genies-de-Fontedit France

Agent Info

Name:	Niall Madden
Company Name:	Esales Property Limited
Country:	United Kingdom
Experience since:	2002
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments
Phone:	
Languages:	English
Website:	https://esalesinternational.com

Listing details

Property for:	Sale
Price:	EUR 700,000

Location

Country:	France
ZIP code:	34480
Posted:	Sep 08, 2026

Description:

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Esales Property ID: es5555212

2 cours d'orleans

St genies de fontedit

34480

Luxury Barn Renovation with 2 Houses for Sale in Saint-Genies-de-Fontedit, France

Set within the picturesque and authentic rural village of Saint-Genies-de-Fontedit in the heart of the Herault department, this extraordinary real estate opportunity features a pair of high-end homes created from a historic French grange (barn) dating back over 200 years. Originally acquired, meticulously reimaged, and extensively renovated by a renowned designer and builder, no expense has been spared in transforming this landmark property into a sanctuary of architectural distinction, effortless functionality, and uncompromising quality. Although designed to the developer's exacting standards, the residences are



brand-new, completely unused, and ready for their very first owners.

The restoration perfectly balances rich historic character with state-of-the-art contemporary living. Both residences, original soaring timber beams, exposed stone, and structural heritage elements throughout have been expertly preserved and integrated alongside hyper-modern materials, custom finishes, and exceptional craftsmanship. Designed from the ground up to offer a completely maintenance-free lifestyle, the estate features artificial lawn areas, robust exterior finishes, fully automated irrigation systems for hassle-free garden plant watering, and two private swimming pools equipped with automated cleaning robots. Every facet of the build reflects precision engineering, backed by a comprehensive 10-year builder's guarantee for total peace of mind. Both homes are offered with the option to be purchased fully furnished at an additional cost, allowing for an immediate turnkey transition.

The Main Residence: Historic Character Meets Grand Family Living

The larger of the two adjoining homes boasts three substantial bedrooms and expansive open-plan living spaces bathed in natural sunlight. At the heart of the home sits a dramatic family kitchen and dining area, professionally equipped with brand-new, pristine appliances, sleek stone surfaces, and bespoke cabinetry designed to accommodate large gatherings and effortless entertaining.

The main living areas showcase magnificent exposed roof trusses and original stonework, juxtaposed with clean modern lines, polished finishes, and underfoot comfort. Moving billboards through large opening glass doors leads directly to a private courtyard featuring its own dedicated swimming pool—a secluded oasis designed for summer dining and absolute relaxation. This residence also benefits from a spacious, fully fitted garage complete with an integrated electric vehicle (EV) charging point and direct internal access.

The Second Residence: Independent Guest House or High-Yield Rental

Directly adjoining the main residence, yet entirely independent in both layout and access, is an equally luxurious two-bedroom home. Designed with the exact same dedication to high-end craftsmanship and premium materials, this property offers complete privacy for extended family, guests, or tenants.

Featuring its own private entrance, fully equipped kitchen, elegant living area, private garage, and its own dedicated swimming pool, this self-contained residence operates completely autonomously from the main house. The independent layout presents a rare, flexible configuration ideal for multi-generational living, hosting visiting friends, or generating exceptional rental returns.

Unmatched Investment Potential

For the discerning investor, this dual-residence estate represents a rare financial opportunity in the South of France. Given the region's booming tourist appeal and high demand for boutique luxury accommodations, operating one or both properties as high-end holiday rentals yields an estimated return of 10% to 15% annually.

Whether utilized as a primary residence with a lucrative income-generating side unit, a multi-family



holiday compound, or a fully managed commercial rental portfolio, the combination of unused brand-new builds, maintenance-free grounds, automated garden irrigation, top-tier amenities, and separate private pools maximizes guest appeal and rental rates season after season.

Prime Location, Local Lifestyle, and Regional Connectivity

Saint-Genies-de-Fontedit offers the quintessential Languedoc lifestyle: a peaceful, historic village surrounded by rolling hills and world-class vineyards, famed for its medieval charm and 14th-century church tower. While the village itself retains an authentic atmosphere with essential amenities, it sits just 5 minutes away from a vibrant neighboring community hub fully stocked with supermarkets, boutique shops, lively bars, gourmet restaurants, and modern sports facilities, including popular padel tennis courts.

The surrounding geographic region offers an extraordinary array of coastal and cultural attractions:

- * Coastal Beaches & Ports: Just 20 minutes away lie golden Mediterranean beaches and the famous seafood ports of the Thau Lagoon, renowned worldwide for their fresh oyster and mussel beds, waterfront dining, and maritime heritage.
- * Wine Country: The property is surrounded by prestigious vineyard appellations, offering endless opportunities for wine tasting, cycling through vineyard trails, and exploring medieval villages.
- * Transport Links: Excellent proximity to major transit routes ensures effortless travel. The property is located just 20 to 25 minutes from Beziers Cap d'Agde Airport (BZR) and within easy driving distance of Montpellier-Mediterranee Airport (MPL) , alongside high-speed TGV rail links at nearby Beziers.

This rare village estate stands as a testament to fine French architecture, modern luxury, and lifestyle flexibility. Whether sought after as an elegant lock-and-leave retreat, a multi-generational family compound, or a high-yielding investment property, this converted barn delivers an extraordinary living experience in one of Southern France's most captivating regions.

ABOUT THE AREA

Saint-Genies-de-Fontedit is a picturesque rural commune located in the Herault department within the sunny Occitanie region of southern France. Positioned between the rolling hills of the Cabrerollais and the coastal plain of Bas-Languedoc, this historic village is surrounded by scenic vineyards, olive groves, and classic Mediterranean landscapes.

The village retains much of its authentic medieval character, featuring narrow winding streets, traditional stone architecture, and prominent local landmarks. Its most notable sight is the 14th-century Parish Church of Saint-Genies, famous for its distinct green-tiled bell tower that serves as a symbol for the village.

Life in Saint-Genies-de-Fontedit is deeply tied to the region's agricultural roots, particularly winemaking and local farming. Residents and visitors enjoy a relaxed, slow-paced lifestyle with easy access to outdoor activities like hiking and cycling through the surrounding countryside, while still being close to larger hubs like Beziers.



The nearest airport to Saint-Genies-de-Fontedit is Beziers Cap d'Agde Airport (BZR) , located just about 22 kilometers (14 miles) to the southeast. For broader international flight options, Montpellier-Mediterranee Airport (MPL) is located roughly 65 kilometers (40 miles) to the east.

MAIN FEATURES:

- * 250m2 of living space
- * 700m2 plot
- * 5 Bedrooms
- * 4 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Tenanted: Yes

Common

Bedrooms:	5
Bathrooms:	4
Finished sq. ft.:	250 sq m
Lot Size:	700 sq m

Rental details

Furnished: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.945.353



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