# 7 room, 250m2 Stone house for sale in Saint genies de fontedit - 700 000 € *

## Info Agente

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|---|---|
| Nombre: | Patrick Gibbins |
| Nombre empresa: | Artaxa Immo Sarl |
| País: | Francia |
| Experience since: | 2008 |
| Tipo de servicio: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Teléfono: | |
| Languages: | French |
| Sitio web: | |

## Detalles del anuncio

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| Propiedad para: | Venta |
| Precio: | USD 786,944.77 |

### Ubicación

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|---|---|
| País: | Francia |
| Estado/Región/Provincia: | Occitanie |
| Código postal: | 34480 |
| Publicado: | 11/10/2026 |

Descripción:

Exceptional Dual-Residence Barn Conversion with Two Private Pools

Two independent homes, two private pools and outstanding investment potential in the South of France. Completed in 2025.

Set in the heart of the charming village of Saint-Genies-de-Fontedit, this exceptional 200-year-old stone barn has been beautifully reimagined and transformed into two completely independent residences, each with its own private outdoor space and swimming pool.

Completed in 2025 by a specialist developer, the property combines the authentic character of traditional stone architecture with the comfort, quality and convenience of contemporary living. The result is an extremely flexible property, equally suited to a family residence, holiday home or premium rental investment.

The configuration offers numerous possibilities. Owners can occupy one residence while generating rental income from the other, accommodate family and friends in complete independence, or operate both properties as high-quality holiday rentals.

The Two-Bedroom Residence

The first home offers two generous bedroom suites, each with its own beautifully appointed shower room, together with a fully equipped contemporary kitchen and bright, open-plan living spaces.

The living areas open directly onto a private terrace, landscaped outdoor space and swimming pool, creating an intimate setting for outdoor dining, entertaining and relaxing in the Mediterranean sunshine.

The Three-Bedroom Residence

The second home offers three spacious bedrooms and two shower rooms, including a principal bedroom conveniently located on the ground floor.

A light-filled, open-plan kitchen, dining and living area provides a wonderful central space for everyday living and entertaining, with direct access to its private terrace, garden and swimming pool.

Throughout both residences, the original character of the building has been carefully preserved. Impressive ceiling heights, exposed beams and traditional stonework are complemented by high-quality contemporary finishes and modern comforts.

Both homes benefit from double glazing, reversible air conditioning and heating throughout, fully equipped kitchens and quality fixtures and fittings.

As a recently completed development, the property also benefits from applicable new-build warranties, providing additional peace of mind for the future owner.

Two fully finished garages, together with electrical provision for electric vehicle charging, provide excellent storage, parking and everyday practicality.

Situated within a welcoming and characterful village with a local bakery and a genuine sense of community, the property offers an opportunity to enjoy an authentic South of France lifestyle while retaining all the comforts expected of a high-quality contemporary home.

With two independent residences and two private swimming pools, the property offers particularly attractive flexibility and rental potential. Live in one and rent the other, create an exceptional multi-generational family retreat, or maximise the potential of both homes as premium holiday accommodation.

An outstanding lock-up-and-leave property combining historic character, contemporary luxury and excellent investment potential — all within one beautifully restored village residence.

A rare opportunity to acquire two turnkey homes in the South of France, ready to enjoy from day one.

Information on the risks to which this property is exposed is available on the website Georisques

Our Fee Schedule

* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

## Común

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| Dormitorios: | 5 |
| Pies cuadrados terminados: | 250 m2 |
| Tamaño del lote: | 250 m2 |

## Room details

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|---|---|
| Total rooms: | 7 |

## Utility details

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| Heating: | Sí |

## Building details

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| Outdoor Amenities: | Pool |

## Lease terms

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| Date Available: | |

## Contact information

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| IMLIX ID: | IX9.077.053 |