# 4 room, 140m2 Stone house for sale in Saint genies de fontedit - 429 000 € *

## 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 482,284.72 |

## Ubicación

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

Descripción:

Exceptional Three-Bedroom Barn Conversion with Private Pool

Set within the picturesque and vibrant village of Saint Genies de Fontedit, this exceptional three-bedroom residence is a beautifully restored 200-year-old stone barn, thoughtfully transformed into an elegant contemporary home while retaining the character, charm and authenticity of its historic origins.

Completed by a specialist developer renowned for high-quality heritage conversions, the property combines traditional stone architecture with sophisticated modern interiors, premium finishes and exceptional attention to detail.

The beautifully designed interiors are filled with natural light, creating generous and inviting living spaces perfectly suited to both relaxed everyday living and entertaining. Carefully selected materials, bespoke finishes and contemporary detailing complement the original character of the building, creating a home that feels both refined and welcoming.

The property offers three well-proportioned bedrooms, providing comfortable accommodation for family and guests alike. One masterbedroom on th eground floor. The other 2 bedromms upsatirs share a family

bathroom. There is a lovely light open plan living/dining and kitchen with direct access onto the garden and pool.

Outside, the private garden and swimming pool provide an idyllic setting in which to enjoy the Mediterranean lifestyle, whether relaxing in the sunshine, dining outdoors or entertaining friends and family during the warmer months.

The property also benefits from a large, fully fitted garage with an electric vehicle charging point, providing excellent storage and everyday practicality.

Designed for effortless living, this is an ideal lock-up-and-leave property, equally suited as a stylish permanent residence, an elegant holiday home or an attractive rental investment.

For buyers requiring additional accommodation, the neighbouring two-bedroom residence is also available to purchase separately, presenting a rare opportunity to create a larger family estate, provide independent accommodation for friends and relatives, or combine the two properties as part of a premium rental investment.

With excellent potential for attractive rental returns, the property represents an appealing opportunity for buyers seeking both lifestyle and investment potential.

A further significant advantage is the reduced notary fee of approximately 2%, compared with the 7-8% typically associated with resale properties in France.

A distinctive and beautifully finished home combining the timeless appeal of historic stone architecture with contemporary comfort and effortless Mediterranean living. Visit today!

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: | 3 |
| Pies cuadrados terminados: | 140 m2 |
| Tamaño del lote: | 150 m2 |

## Room details

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| Total rooms: | 4 |

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX9.077.055