



5 room, 115m2 Villa for sale in Saint genis des fontaines - 349 000 € *



Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Experience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 392,671.19

Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	66740
Soumis:	14/04/2025

Description:

JUST REDUCED! This beautiful 3 or 4 BEDROOM villa really does tick all the boxes! From the entrance, you'll find a spacious OPEN LIVING AREA of 47 m2, featuring a modern kitchen, living room, and dining area, all filled with natural light and offering direct access to the pool and gardens. The villa offers, currently, THREE BEDROOMS, one with a mezzanine, PLUS a STUDY (easily convertible into an ADDITIONAL BEDROOM if needed), a laundry room, and a large BATHROOM with a bath, double sink, and WC. There is also a second SHOWER ROOM and a separate WC.

Designed for OPTIMAL COMFORT, the home is equipped with reversible air conditioning, double-glazed windows, and electric shutters, ensuring reduced operating costs, with an EXCELLENT energy rating of CATEGORY B.

SOUTH-FACING, the property is located on a quiet CUL-DE-SAC in a peaceful residential neighborhood, just a FIVE-MINUTE WALK from the village centre of Saint-Genis. The garden, designed for privacy, offers lovely terraces, a WELL, charming views, and low-maintenance plants. TWO DRIVEWAYS provide room for two to three vehicles or a camper van

Don't miss the opportunity to visit this exceptional villa! Call today at 06 28 23 76 88 to schedule your



visit.

ST GENIS DES FONTAINES, a traditional village of approx. 3,000 inhabitants has an excellent level of commerces, including bars restaurants, cafes, supermarkets, a weekly market and of course boulangeries! It is a village steeped in history, offers wonderful views and easy access to the both the Mediterranean, a 10 minute drive away and of course to the Alberes.

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.

Commun

Chambres:	3
Pied carré fini:	115 m ²
Dimesions du lot:	350 m ²

Room details

Total rooms:	5
--------------	---

Building details

Outdoor Amenities:	Pool
--------------------	------

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.806.059

