



## 4 room, 95m2 House for sale in Saint genies de fontedit - 139 000 € \*



### Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Expérience 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:	EUR 139,000

### Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34480
Soumis:	30/03/2026

### Description:

Character house on several levels with terrace and open views

This charming village house full of character is arranged over three levels, with an attic space in good condition offering further development potential.

On the ground floor you will find a 20 m2 garage and a 20 m2 storage room (with former tanks). The floors are connected by a beautiful stone staircase with polished iron balustrade, adding authentic charm and character to the property.

The first floor features a well-equipped 16 m2 kitchen opening onto a pleasant 12 m2 terrace, perfect for enjoying views of the village square and church. The bright 20 m2 living room is warm and welcoming, fitted with a quality wood-burning stove and also benefits from lovely open views.

The second floor offers a 16 m2 main bedroom with balcony, a 12 m2 office or second bedroom, as well as a separate WC and a modern shower room.

A stylish exotic wood staircase leads to the third bedroom of 14 m2, a cosy and private space.



Finally, the attic in good condition, already fitted with a Velux window, provides additional potential for conversion depending on your needs.

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.

Condition: Good

### Commun

Chambres: 3  
Pied carré fini: 95 m<sup>2</sup>  
Dimensions du lot: 40 m<sup>2</sup>

### Room details

Total rooms: 4

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.295.041

