



## 3 room, 85m2 Vineyard residence for sale in Saint genies de fontedit - 165 000 € \*



### Ügynök információ

Név:	Patrick Gibbins
Cégnév:	Artaxa Immo Sarl
Ország:	France
Experience since:	2008
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	
Languages:	French
Weboldal:	

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 193,300.53

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Irányítószám:	34480
Feladta:	2026. 05. 13.

#### Leírás:

Charming, bright, and full of character, this delightful winegrower's house offers a lovely village lifestyle just a few steps from the local bakery. With its sunny terrace and private garage, it perfectly combines comfort, practicality, and authenticity.

On the first floor, you'll find a welcoming kitchen and a spacious living and dining area filled with natural light, with direct access to the terrace — the perfect spot for a morning coffee or relaxed evening meals.

The second floor features two comfortable bedrooms, a shower room, and a WC, creating a cozy and functional sleeping area.

On the ground floor, the garage provides space for a small car or motorbike, with additional room for bicycles. A laundry area and a separate WC complete this level, adding everyday convenience.

In very good condition throughout, this charming home is ready for you to move straight in — simply unpack and enjoy the relaxed pace of village life.

Price including VAT - Agency fees payable by the seller (incl. VAT).



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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.

Állapot: Használt

### Gyakori

Hálósobák: 2

Kész négyzetméter: 85 nm

### Room details

Total rooms: 3

### Lease terms

Date Available:

