



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



### Agent Info

Name: Patrick Gibbins  
Company: Artaxa Immo Sarl  
Name:  
Country: France  
Experience since: 2008  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone:  
Languages: French  
Website:

### Listing details

Property for: Sale  
Price: USD 392,671.19

### Location

Country: France  
State/Region/Province: Occitanie  
ZIP code: 66740  
Posted: Apr 14, 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.

### Common

Bedrooms:	3
Finished sq. ft.:	115 sq m
Lot Size:	350 sq m

### Room details

Total rooms:	5
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### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.806.059

