



## House 2 bedroom(s) for sale

### معلومات الوكيل

Patrick Gibbins	اسم:
Artaxa Immo Sarl	اسم الشركة:
France	بلد:
2008	Experience since:
Selling a Property	نوع الخدمة:
Specialties:	
Apartments, Houses	Property Type:
	هاتف:
French	Languages:
	موقع الكتروني:



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: USD 264,601.54

### موقع

بلد: France  
الدولة / المنطقة / المحافظة: Occitanie  
مدينة: Saint-Genis-des-Fontaines  
الرمز البريدي: 66740  
نشر: 01/07/2024  
وصف:

TRULY OUTSTANDING VIEWS, SINGLE LEVEL 2 bedroom semi detached villa with garage, QUIETLY SITUATED, St Genis des Fontaines village. Only advertised through Remax Artaxa Immo. In good condition this delightful HOME TICKS ALL THE BOXES, either as a PERMANENT residence OR HOLIDAY HOME with good REVENUE POTENTIAL. Once inside, the entrance hall leads onto a LARGE light filled LOUNGE/ DINER with direct access onto the garden and those wonderful views. The kitchen is accessed from here, currently a separate room, but is well positioned to create an OPEN PLAN kitchen, living, dining room should you wish. Both of the GOOD SIZED BEDROOMS look out onto the back garden and the mountains The bathroom is SPACIOUS in good condition and offers a bath, separate shower cubicle, basin and plenty of storage space. There is a separate wc. Outside, the SOUTH FACING garden, is low maintenance and has a large terrace, with AWNINGS for shade, making it ideal for outside dining, and here there is space for a SWIMMING POOL ( subject to permissions). With a GARAGE and driveway this is a really SUPER VILLA! DO NOT MISS THIS ONE, contact our local agent on 06 28 23 76 88, to book your viewing straightaway. 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 to the Alberes, foothills of the Pyrenees.



IMLIX

سوق العقارات IMLIX  
https://www.imlix.com/ar/

Legal Mentions (in French) : Honoraires a la charge du vendeur.  
Les informations sur les risques auxquels ce bien est expose sont disponibles sur le site Georisques :  
www.georisques.gouv.fr .

Good  
1995

شرط:  
بنيت:

مشارك  
2  
1  
1  
م 73  
م 325

غرف نوم:  
الحمامات:  
1/2 baths:  
تشطيب قدم مربع:  
حجم كبير:

### Room details

3  
Total rooms:

### Building details

2  
Pool

Number of Off Road Parking:  
Outdoor Amenities:

### Lease terms

Date Available:

### Contact information

IX5.870.502

IMLIX ID:

