



## House 3 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: EUR 395,000

### موقع

بلد: France  
الدولة / المنطقة / المحافظة: Occitanie  
مدينة: Saint-Genis-des-Fontaines  
الرمز البريدي: 66740  
نشر: 30/09/2024  
وصف:

**\*Fabulous SINGLE LEVEL villa, pool, gardens, IDEALLY SITUATED.**

This lovely villa has it all! Upon entering the property you will find a super OPEN PLAN kitchen lounge/ diner of 47m2 approx, with direct access onto the pool and gardens. There are 3 bedrooms, one with a mezzanine, an office ( which could easily be used as another bedroom, should you wish), a laundry / utility room and a large bathroom, with a bath, double wash basin and wc. There is also a shower room, with wash basin and a separate wc. This home offers all "MOD CONS" including reversible air conditioning, modern double glazing and electric shutters, all of which helps towards low running costs and a very good energy efficiency rating of "B".

The SOUTH FACING property is ideally situated in a no through road, in a QUIET RESIDENTIAL AREA yet within a 5 MINUTE WALK to the amenities of St Genis VILLAGE. As well as the pool of course, the garden offers, PRIVACY , low maintenance planting, pretty terraced areas and great VIEWS. This home also has parking for 2 or 3 cars / parking for a motor home. Don't miss this one, call today on 06 28 23 76 88 for your viewing.

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.

Legal Mentions (in French) : Honoraires a la charge du vendeur.



IMLIX

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

Les informations sur les risques auxquels ce bien est expose sont disponibles sur le site Georisques :  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr) .

بنيت: 1983

### مشترك

غرف نوم: 3  
الحمامات: 2  
1/2 baths: 2  
تشطيب قدم مربع: 115 م  
حجم كبير: 385 م

### Room details

Total rooms: 5

### Building details

Number of Off Road Parking: 3  
Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IX6.094.419 IMLIX ID:

