



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 425,000

موقع
بلد: France
الدولة / المنطقة / المحافظة: Occitanie
الرمز البريدي: 34480
نشر: 17/12/2024
وصف:

Exceptional Modern Single-Story Villa in Saint-Genies-de-Fontedit - 5 Rooms | Landscaped Garden | Heated Pool | Jacuzzi | Terrace | Garage | Eco-Friendly Features - €425,000

Looking for a modern, practical oasis? This 133 m2 single-story villa, built in 2020, is a gem of comfort and style, ideal for family living or relaxing retreats.

Interior Features:

- 133 m2 thoughtfully designed with 5 rooms. **Living Space:** •
- 3 bedrooms, including a master suite for ultimate comfort. **Bedrooms:** •
- A bright, welcoming living room with an open modern kitchen. **Living Area:** •
- A dedicated space perfect for working from home or extra storage. **Office:** •
- 2 bathrooms and a WC for your comfort and convenience. **Bathrooms and WC:** •
- Enjoy a comfortable temperature all year round. **Ducted Reversible Air Conditioning:** •



Electric vehicle charging station, solar panels for self-consumption, **Eco-Friendly Amenities:** •
thermodynamic water heater, and water softener.

Dream Outdoor Spaces:

Relax in a heated saltwater pool with an electric cover for safety and **Saltwater Heated Pool:** •
easy maintenance.

Perfect for entertaining and enjoying sunny days. **Summer Kitchen and Outdoor Bathroom:** •
Unmatched relaxation in your own backyard. **Jacuzzi:** •

Two outdoor sheds for additional storage. **Storage Space:** •

Space for multiple vehicles inside the property, plus a garage to protect **Garage and Parking:** •
your car.

Prime Location:

Located just 6 minutes by car from Magalas train station, this villa offers quick access to all amenities. ALDI, Intermarche, schools, bakeries, butcher shops, and post offices are all nearby, making this location a true asset.

Don't miss this unique opportunity!

Magalas is a charming, historic village in the heart of the Languedoc-Roussillon region, known for its scenic vineyards, Mediterranean climate, and close-knit community. Located just 20 minutes from Beziers and 30 minutes from the Mediterranean coast, Magalas offers the tranquility of village life with easy access to city amenities and beaches.

The village is rich in history, with cobblestone streets, medieval architecture, and the beautiful Saint-Laurent church overlooking the surrounding landscape. Magalas hosts vibrant weekly markets, where local artisans and farmers sell fresh produce, regional wines, and artisanal goods. For families, the area offers excellent schools, convenient shopping (including supermarkets like ALDI and Intermarche), bakeries, and pharmacies. Outdoor enthusiasts will enjoy nearby hiking trails, cycling paths, and vineyards, making it an ideal spot for those who appreciate nature and a relaxed, outdoor lifestyle.

Magalas is also well-connected, with a nearby train station and easy access to main highways, making commuting and travel convenient. With its mix of heritage,



IMLIX

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

community spirit, and modern amenities, Magalas offers a balanced lifestyle where French tradition meets modern comfort.

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 .

بنيت: 2020

مشترك

غرف نوم: 3
الحمامات: 3
1/2 baths: 1
تشطيب قدم مربع: 133 م
حجم كبير: 808 م

Room details

Total rooms: 5

Building details

2 Number of Off Road Parking:
1 Number of Garages:
Pool Outdoor Amenities:

Lease terms

Date Available:

Contact information

IX6.509.838

IMLIX ID:

