



## House 3 bedroom(s) for sale



### Agenten-Info

Name:	Patrick Gibbins
Name der Firma:	Artaxa Immo Sarl
Land:	Frankreich
Erfahrung seit:	2008
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	
Sprachen:	French
Webseite:	

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 395,000

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Saint-Genis-des-Fontaines
Postleitzahl:	66740
Veröffentlicht:	30.09.2024

#### Beschreibung:

**\*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



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10 minute drive away and of course to the Alberes.

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](http://www.georisques.gouv.fr) .

Gebaut: 1983

### **Allgemein**

Schlafzimmer: 3  
Badezimmer: 2  
1/2 Badezimmer: 2  
Fertige m<sup>2</sup>: 115 m<sup>2</sup>  
Grundstücksgröße: 385 m<sup>2</sup>

### **Zimmerdetails**

Zimmer insgesamt: 5

### **Gebäudedetails**

Anzahl der Parkplätze abseits der Straße: 3  
Außen-Ausstattung: Pool

### **Mietbedingungen**

Verfügbar ab:

### **Kontaktinformation**

IMLIX ID: IX6.094.419

