



## House 3 bedroom(s) for sale

### اطلاعات مشاور املاک

Patrick Gibbins	نام:
Artaxa Immo Sarl	نام شرکت:
France	کشور:
2008	Experience since:
Selling a Property	نوع خدمات:
Specialties:	
Apartments, Houses	Property Type:
	تلفن ثابت:
French	Languages:
	وب سایت:



### توضیحات آگهی

فروش  
EUR 395,000

آگهی برای:  
قیمت:

### اطلاعات مکانی

France  
Occitanie  
Saint-Genis-des-Fontaines  
66740  
2024/09/30

کشور:  
استان:  
شهر:  
کد پستی:  
تاریخ آگهی:  
توضیحات:

\*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

بازار املاک و مستغلات IMLIX  
<https://www.imlix.com/fa/>

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) .

ساخته: 1983

### اطلاعات عمومی

اتاق خواب: 3

اتاق خواب: 2

1/2 baths: 2

فوت مربع تمام شده: 115 متر

زیر بنا: 385 متر

### 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:

