



## House 2 bedroom(s) for sale



### Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Expérience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 245,000

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Saint-Génis-des-Fontaines
Indicatif régional:	66740
Soumis:	01/07/2024

#### Description:

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.

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) .

Condition: Good  
Année: 1995

## Commun

Chambres: 2  
Salle de bains: 1  
1/2 baths: 1  
Pied carré fini: 73 m<sup>2</sup>  
Dimesions du lot: 325 m<sup>2</sup>

## Room details

Total rooms: 3

## Building details

Number of Off Road Parking: 2  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.870.502

