



## House 3 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 395,000

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Saint-Génis-des-Fontaines
Indicatif régional:	66740
Soumis:	30/09/2024

#### Description:

**\*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.

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) .

Année: 1983

### Commun

Chambres: 3  
Salle de bains: 2  
1/2 baths: 2  
Pied carré fini: 115 m<sup>2</sup>  
Dimesions du lot: 385 m<sup>2</sup>

### Room details

Total rooms: 5

### Building details

Number of Off Road Parking: 3  
Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.094.419

