



House 3 bedroom(s) for sale



Informazioni sull'Agente

| | |
|-------------------|--------------------|
| Nome: | Patrick Gibbins |
| Nome della ditta: | Artaxa Immo Sarl |
| Nazione: | France |
| Experience since: | 2008 |
| Tipo di servizio: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Telefono: | |
| Languages: | French |
| Sito web: | |

Dettagli dell'inserzione

| | |
|----------------|-------------|
| Proprietà per: | Saldi |
| Prezzo: | EUR 395,000 |

Posizione

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|------------------------------|---------------------------|
| Nazione: | France |
| Stato / Regione / Provincia: | Occitanie |
| Città: | Saint-Genis-des-Fontaines |
| Cap: | 66740 |
| Pubblicato: | 30/09/2024 |

Descrizione:

***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 .

Costruito: 1983

Comune

Camere da letto: 3
Bagni: 2
1/2 baths: 2
Finito piedi quadrati: 115 mq
Dimensione del lotto: 385 mq

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

