



House 2 bedroom(s) for sale



Agent Info

Name: Patrick Gibbins
 Company: Artaxa Immo Sarl
 Name:
 Country: France
 Experience since: 2008
 Service Type: Selling a Property
 Specialties:
 Property Type: Apartments, Houses
 Phone:
 Languages: French
 Website:

Listing details

Property for: Sale
 Price: EUR 245,000

Location

Country: France
 State/Region/Province: Occitanie
 City: Saint-Genis-des-Fontaines
 ZIP code: 66740
 Posted: Jul 01, 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 .

Condition: Good
Built: 1995

Common

Bedrooms: 2
Bathrooms: 1
1/2 baths: 1
Finished sq. ft.: 73 sq m
Lot Size: 325 sq m

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

