



House 3 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 395,000

Location

Country: France
 State/Region/Province: Occitanie
 City: Saint-Genis-des-Fontaines
 ZIP code: 66740
 Posted: Sep 30, 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 .

Built: 1983

Common

Bedrooms: 3
Bathrooms: 2
1/2 baths: 2
Finished sq. ft.: 115 sq m
Lot Size: 385 sq m

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

