

399 000 €

Contact agency
Devier Immobilier SGM

45, Plan des cafés
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For sale mansion

4 rooms

Surface : 130 m²

Surface of the living : 58 m²

Year of construction : 1792

Exposition : Sud

View : Sans vis à vis

Hot water : Solaire

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

reversible air conditioning, double glazing,
CELLAR, fireplace, Automatic Watering,
electric gate

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel



Mansion 8181 Saint-Geniès-des-Mourgues

Charming village house in the heart of Saint-Geniès-des-Mourgues In the heart of the village of Saint-Geniès-des-Mourgues, this authentic village house of approximately 130 m² is built on three levels. On the ground floor, it offers a 110 m² garage, perfect for several vehicles, with a cellar, a laundry area and plenty of storage space. On the first floor, a spacious living room of 58 m², bathed in light, with exposed beams, stone vaults and exposed stone walls, preserving all the charm of the old. This beautiful living space gives access to a private terrace of approximately 15 m², not overlooked. The kitchen is independent and also offers direct access to a veranda, sheltered from view thanks to beautiful vegetation. A separate toilet completes this level, as well as a second access via a dead end, very practical on a daily basis. The top floor comprises a large 29 m² master suite with a bathroom, shower, and separate dressing room. A second 14 m² bedroom also has its own shower room and toilet. The house benefits from quality services: reversible air conditioning, water softener, electric gate, fireplace, alarm, automatic watering and solar panels... This rare property combines authenticity, comfort, and generous space. It will be perfect for a family seeking tranquility, close to the village's amenities. For more information or to arrange a viewing, contact Devier Immobilier at 04 67 86 28 70.

