

## Price on request

### Contact agency

**Andersen Immobilier**

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### For sale villa

**3 rooms**

**Surface : 79 m²**

**Surface of the living : 20 m²**

**Surface of the land : 281 m²**

**Exposition : Sud nord**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : NEW**

**External condition : GOOD**

**Couverture : tiling**

### Features :

Bedroom on ground floor, double glazing,

Laundry room, CALM

2 bedroom

2 terraces

1 shower

1 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

25/07/2025 - Prix T.T.C



## Villa 159 Saint-Génis-des-Fontaines

Single-story villa on two sides comprising: An air-conditioned veranda, a separate kitchen, a living room, two bedrooms of 10 and 12m², a WC, a shower room, a garage of 18m² with a mezzanine and a cellar of 13m². This lovely, newly renovated villa is located in the heart of the village, just a few steps from shops and amenities. It offers beautiful features such as a new kitchen (GRONE kitchen) and reversible air conditioning in the veranda and living areas. All you have to do is put down your things and enjoy this little gem. Saint Genis des Fontaines is a village ideally located at the foot of the Albères mountains. - the sea 15 minutes away - Spain 14 km away To visit without delay!

Fees and charges :

