

**575 000 €**

**Contact agency**

**Acanthe Immobilier**

29, Avenue Jean Jaurès

34170 Castelnau le Lez

04 67 79 26 26 /

contact@acanthemobilier.com

**For sale house**

**Surface : 118 m²**

**Surface of the living : 45 m²**

**Surface of the land : 614 m²**

**Hot water : Electrique**

**Inner condition : excellent**

**Features :**

POOL, Bedroom on ground floor, double glazing, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : C**

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



### House 3453 Saint-Gély-du-Fesc

SAINT GELY DU FESC. Ideally located in the town center, this 118 m² villa on a 614 m² plot will charm you with its spaciousness and functional layout. It features a spacious, bright living room with a dining area, as well as a fully equipped and carefully designed kitchen. The sleeping area offers three bedrooms, including a master suite with an en suite bathroom. A separate shower room and laundry room complete the property. Outside, enjoy a pleasant wooded garden, a welcoming terrace and an 8x3 m swimming pool, perfect for sunny days. A garage with mezzanine and an additional room complete this property with many advantages. For any information, contact Cathy Roffidal at +33 (0)6 82 01 81 17

**Fees and charges :**

575 000 € fees included

Document non contractuel

