

## Price on request

### Contact agency

**Laroca Immobilier**

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### For sale villa

**4 rooms**

**Surface : 135 m²**

**Surface of the living : 62 m²**

**Surface of the land : 544 m²**

**Year of construction : 1995**

**Exposition : Plein sud**

**View : Montagne**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

### Features :

TERRACE, fireplace, Bedroom on ground floor, double glazing, air conditioning, CALM, Piscinable, well

3 bedroom

2 terraces

2 bathrooms

3 WC

1 garage

1 parking

Document non contractuel



## Villa 4119 Saint-Génis-des-Fontaines

Villa for sale in Saint Genis des Fontaines. Located in a peaceful neighbourhood close to all the shops of Saint Genis des Fontaines, this superb tastefully renovated 135 sqm detached villa offers a spacious and bright living room of 62 m² with an open-plan fitted kitchen and a pellet stove, opening onto a partly covered south-facing terrace and a veranda leading to the barbecue area and garden. This main level features a spacious primary bedroom suite with built-in closet and bathroom (walk-in shower, spa bathtub and toilet) and a separate toilet. Upstairs, two further bedrooms with built-in closets and French doors onto a balcony overlooking Les Alberes mountains and a shower room with WC. A tiled garage with automatic door and a storage room complete the living areas. The magnificent 544 sqm flat and fenced garden, planted of fruit trees and Mediterranean plants, is easy to maintain and suitable for a pool. It includes terraces, a well, an automatic watering system and a shed. This comfortable property, fitted with modern double-glazed windows, reversible air conditioning and automatic shutters, is ready to welcome its new owners! Quietness, comfort, and ideal location for this fully renovated villa in Saint Genis des Fontaines. Contact Laroca Immobilier, your estate agent in Laroque des Alberes.

Fees and charges :

