

**Price on request**

**Contact agency**

**Scandimmo**

143 boulevard René Cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

**For sale house**

**5 rooms**

**Surface : 105 m²**

**Surface of the land : 505 m²**

**Year of construction : 1990**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : to modernize**

**Features :**

POOL, CALM, AIR CONDITIONING, Walking distance to shops, double glazing, ALARM

3 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

20/08/2025 - Prix T.T.C



### House 894 Saint-Génis-des-Fontaines

**BEAUTIFUL VILLA WITH POOL BETWEEN SEA AND MOUNTAINS** Just a short walk from the picturesque village of Saint-Génis-des-Fontaines and only 15 minutes from the fine sandy beaches of the Mediterranean, this charming villa sits on a 505 m² plot and is now available for sale. With a living area of 105 m² and an additional 40 m², the house is spacious and well-maintained, offering several beautiful outdoor spaces to enjoy the surrounding landscape. The entryway leads to a lovely oak kitchen, fully equipped and inviting, with access to a terrace featuring a dining area. This level also includes a bedroom, a bathroom, and a separate WC. To the right, a large, bright living room with French doors opens onto a 16 m² covered veranda, which in turn opens onto the garden. On the second floor, a landing provides access to two bedrooms, one of which has a private terrace with a beautiful mountain view, as well as a bathroom with WC. The garden, adorned with fruit trees and equipped with an automatic watering system, features a pleasant summer kitchen with a barbecue and a dining area that can accommodate 10 to 12 people, complete with electricity and water connections. This area also includes a utility room and a wine cellar. The beautiful pool, measuring 12 x 3/5 meters, is surrounded by a relaxation area with lounge chairs for enjoying sunny days. An 8 m² workshop/storage room and a 17 m² garage with a mezzanine and parking space complete the property. Please call Helen Bonet tel +33 6 52092550 for

