

## Price on request

**Contact agency**

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**For sale villa**

**4 rooms**

**Surface : 130 m²**

**Surface of the living : 73 m²**

**Surface of the land : 1157 m²**

**Year of construction : 2004**

**Exposition : Sud ouest**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

### Features :

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

3 bedroom

1 terrace

2 bathrooms

3 WC

1 garage

**Energy class (dpe) : C**

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

Document non contractuel



## Villa 4037 Saint-Génis-des-Fontaines

Villa for sale in Saint Genis des Fontaines This 130 sqm detached villa, built on a flat and fenced 1157 sqm land, is located in a quiet area, just 800 meters from all the shops of Saint Genis des Fontaines ! Ground floor: spacious and bright 73 sqm living room with open-plan fitted kitchen, a bedroom/study, a separate toilet, a bedroom with its en-suite shower room, a storeroom and a tiled garage of 10.5 sqm (not taken into account in the living space) which could be extended by opening the storeroom. Upstairs, a further bedroom with its en-suite bathroom and a separate WC with window. The garden features an 8x4-meter swimming pool (concrete and tiled) heated by a heat pump, with solar-heated shower and safety fences, and a well connected to an automatic watering system. Two garden sheds and a barbecue complete the benefits of this comfortable villa in excellent condition, in a quiet location, close to all the shops of Saint Genis des Fontaines ! Contact Laroca Immobilier, your estate agent in Laroque des Alberes.

Fees and charges :

