

Price on request

Contact agency

Devier Immobilier SGM

45, Plan des cafés

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For sale villa

5 rooms

Surface : 132 m²

Surface of the living : 50 m²

Surface of the land : 658 m²

Year of construction : 1992

Exposition : Sud nord

View : Sans vis à vis

Hot water : Gaz

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

double glazing, POOL, electric gate,
electric shutters, Low water Rhône

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garage

4 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel



Villa 8252 Saint-Geniès-des-Mourgues

Exclusive! 5 MINUTES FROM CASTRIES. A real gem, this recently renovated contemporary-style 5-room villa offers 132m² of living space close to the center of the village of SAINT GENIES DES MOURGUES: - On the ground floor: a stunning open-plan living area (with access to a large south-facing terrace overlooking the pool and a second terrace on the north side), a fully equipped open kitchen with direct access to the garage (motorized sectional door), 2 charming bedrooms including one with a mezzanine, a bathroom with double sinks, and a separate WC. - Upstairs: a gallery with an industrial-style glass partition overlooking the living room, 2 bedrooms with built-in closets, a large walk-in dressing room, a lovely shower room, and a separate WC. The entire property sits on a 658m² plot featuring an 8x4 tiled swimming pool, completely private! A second garage with a motorized sectional door is also available, along with several private parking spaces. High-quality features throughout, including gas central heating, water from the Bas-Rhône, automatic irrigation, water softener... For more information, please contact: DEVIER REAL ESTATE AGENCY 0467862870

Fees and charges :

