

## Price on request

### Contact agency

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### For sale house

6 rooms

Surface : 156 m<sup>2</sup>

Surface of the living : 47 m<sup>2</sup>

Surface of the land : 722 m<sup>2</sup>

Year of construction : entre 1983 et 1988

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

### Features :

reversible air conditioning, double glazing, POOL, Automatic Watering, wood stove, photovoltaic panels

5 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

5 parkings

Energy class (dpe) : C

Document non contractuel

Emission of greenhouse gases (ges) : A



## House 8309 Saint-Geniès-des-Mourgues

Located in the sought-after town of Saint-Geniès-des-Mourgues, in a quiet residential area, this detached house of 156 m<sup>2</sup> in excellent condition is set on a 722 m<sup>2</sup> plot and offers spacious rooms along with high-quality finishes. On the ground floor: - Two bedrooms, including a master bedroom with a fitted dressing room (17.2 m<sup>2</sup>) and an office, perfect for a home workspace or an extra sleeping area - Fully renovated bathroom with walk-in shower and double sink - Separate WC - Bright living area featuring a living room with a wood stove, a dining room, and a fitted kitchen (approximately 47 m<sup>2</sup>) - Laundry room and storage closet Upstairs (staircase redesigned by an architect): - Two large bedrooms (12.10 m<sup>2</sup> and 13.20 m<sup>2</sup> excluding closets) with reversible air conditioning and built-in storage - Bathroom with WC - Additional dressing room - Open, commanding views of the surroundings The layout and number of bedrooms make it easy to create a home office or separate workspace, perfectly suited to modern lifestyles. Outdoor features and parking: - Swimming pool (6.30 x 3.20) - Pétanque court - Outdoor garage of 22 m<sup>2</sup> - Wooden terrace with pergola (wisteria) - Parking space available for up to three additional vehicles within the property - Automatic irrigation system using water from the Bas Rhône Features and benefits: - Fully independent house - Impeccable overall condition, no work needed - Solar water heater - Photovoltaic panels - Reversible air conditioning in both upstairs bedrooms - Fluid inertia

