

Price on request

Contact agency

Devier Immobilier SGM

45, Plan des cafés

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For sale house

6 rooms

Surface : 156 m²

Surface of the living : 47 m²

Surface of the land : 722 m²

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, within a peaceful residential area, this detached house of 156 m² in perfect condition is set on a 722 m² plot and offers generous living spaces along with high-quality finishes. On the ground floor: - Two bedrooms, including a master bedroom with a fitted dressing room (17.2 m²) and an office, perfect for a home workspace or an additional sleeping area - Fully renovated bathroom with walk-in shower and double sinks - Separate toilet - Bright living area comprising a lounge with a wood stove, a dining room, and a fitted kitchen (approximately 47 m²) - Laundry room and storage closet Upstairs (staircase redesigned by an architect): - Two large bedrooms (12.10 m² and 13.20 m² excluding closets), each equipped with reversible air conditioning and built-in storage - Bathroom with toilet - Additional dressing room - Open and elevated views of the surroundings The layout and number of bedrooms easily allow for setting up a home office or independent workspace, perfectly suited to modern living styles. Outdoors and parking: - Swimming pool (6.30 x 3.20) - Boules court - Detached garage of 22 m² - Wooden terrace with pergola (wisteria) - Parking space for up to three additional vehicles on the property - Automatic irrigation system using water from the Bas Rhône Features and benefits: - Fully detached house - Excellent overall condition, no work needed - Solar water heater - Photovoltaic panels - Reversible air conditioning in both upstairs bedrooms - Fluid

