

798 000 €

Contact agency
Devier Immobilier SGM

45, Plan des cafés
34160 St Genies des Mourgues
04 67 86 28 70 / agence@devier-
immobilier.com

For sale mansion

5 rooms

Surface : 200 m²

Surface of the land : 400 m²

Year of construction : 1800

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

double glazing, CELLAR, electric gate,
Absolute calm

5 bedroom

3 terraces

5 showers

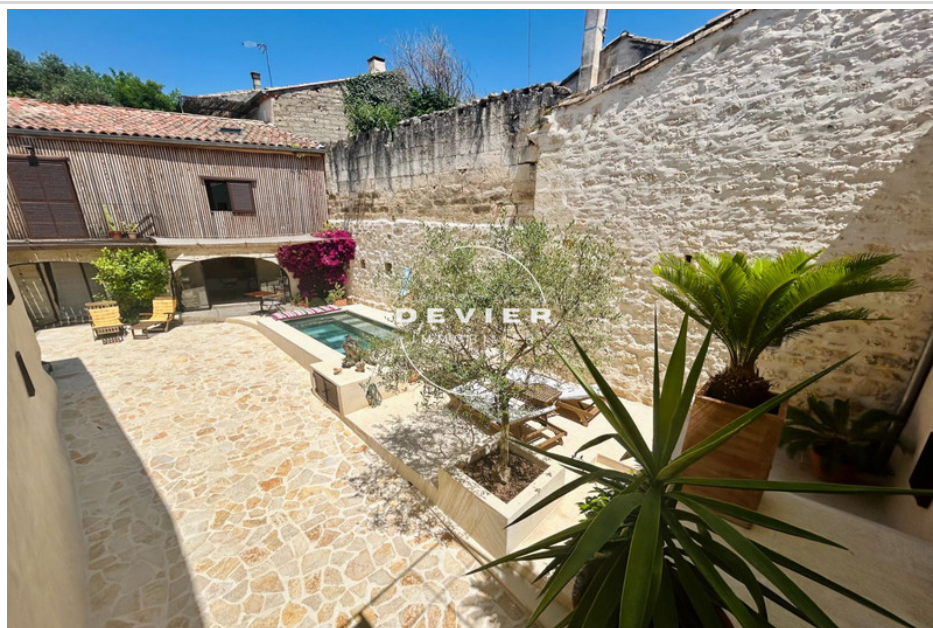
2 parkings

3 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



Mansion 8188 Saint-Geniès-des-Mourgues

Character house with outbuildings and swimming pool – Saint-Geniès-des-Mourgues In the heart of the village of Saint-Geniès-des-Mourgues, this characterful house offers an idyllic setting and a total absence of vis-à-vis. Carefully renovated in 2020, the property is made up of three separate buildings, arranged around an intimate and landscaped interior courtyard. Built on a 400 m² plot, a rare location in this area, it offers 200 m² of space. On the ground floor, an old stone vaulted cellar has been converted into a separate bedroom with its own bathroom and private toilet. A technical room completes this space, offering a laundry room and storage area. Two other vaulted rooms can be converted into a gym, home cinema, or workshop. Adjoining the house, the old barn has also been completely redesigned. On the ground floor, a summer kitchen and a covered terrace have been created. A second bedroom, with a private shower room and toilet, has also been created on this level. Upstairs, accessible by an external staircase, an independent loft with mezzanine and shower room with direct access to a wooden terrace. The main building offers two living areas opening onto a large south-facing terrace upon entry. The kitchen features a central island and plenty of storage space. The sleeping area offers a bedroom, a bathroom, and a separate toilet. A master suite completes this level. It has its own shower room, toilet, and direct access to a completely private outdoor terrace. Finally, the interior courtyard gives

