

249 000 €

**Contact agency**

**Laroca Immobilier**

Place de la mairie

66740 Laroque des Albères

+33 (0)4 68 39 20 94 / info@laroca-immobilier.com

**For sale house**

**3 rooms**

**Surface : 170 m<sup>2</sup>**

**Surface of the living : 28 m<sup>2</sup>**

**Surface of the land : 982 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

TERRACE, double glazing, air conditioning, CALM, Piscinable

2 bedroom

1 terrace

1 shower

1 WC

1 garage

1 parking

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

18/09/2021



**House 3963 Saint-Génis-des-Fontaines**

Rare, in the center of the village of Saint-Génis-des-Fontaines, house with great potential. Village house of 83m<sup>2</sup> + 87m<sup>2</sup> suitable for conversion built on a large plot of 982m<sup>2</sup> in a quiet area with a clear view of the mountains. The house is composed on the 1st floor of a beautiful bright living room of 28m<sup>2</sup> with open kitchen opening onto a balcony running the entire length of the room. You will also find two large bedrooms, a separate toilet and a shower room. No works required at this level. Double glazing, air conditioning, electric rolling shutters in the bedrooms. On the ground floor, is an entrance of 15 m<sup>2</sup> with storage space and a convertible double garage of 87m<sup>2</sup> overlooking the garden. The still raw ground floor leaves the possibility of creating a second independent apartment or a large family house of 170 sqm. The house is built on the dividing boundary of the plot on the sides. The front yard is fenced and allows parking for up to 4 cars. A great opportunity for this property in Saint-Genis-des-Fontaines.

Fees and charges :

249 000 € fees included

