

630 000 €

**Contact agency**

**Devier Immobilier SGM**

45, Plan des cafés

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**For sale contemporary villa**

**Surface : 140 m<sup>2</sup>**

**Surface of the living : 75 m<sup>2</sup>**

**Surface of the land : 668 m<sup>2</sup>**

**Year of construction : 2023**

**Exposition : Sud**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : NEW**

**Couverture : tiling**

**Features :**

double glazing, POOL, CELLAR, electric  
gate, electric shutters

3 bedroom

1 terrace

2 showers

2 WC

1 garage

2 parkings

**Energy class (dpe) : B**

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

Document non contractuel



**Contemporary villa 7950 Saint-Geniès-des-Mourgues**

Contemporary villa in Saint-Genies-des-Mourgues We offer for sale this beautiful contemporary villa of 140m<sup>2</sup> built in 2024 on a plot of 668m<sup>2</sup> in the charming village of Saint-Genies-des-Mourgues. The ground floor consists of a large living room of 75m<sup>2</sup>, bright and airy, which opens onto a fully equipped American kitchen. The master suite offers the luxury of a spacious 21m<sup>2</sup> bedroom supplemented by a private bathroom and a dressing room. A 4m<sup>2</sup> laundry room is also available to optimize living space. The upper floor is made up of two bedrooms, each with its own closet, sharing a modern bathroom. Outside, the 39.80m<sup>2</sup> garage includes a large mezzanine and is equipped with an electric gate. The 6x3.5 meter swimming pool is installed on a large tiled terrace. The villa, built according to RT2012 standards, is equipped with quality services: aluminum windows, double glazing, electric roller shutters, thermodynamic cumulus, etc. Don't miss this opportunity to acquire a villa embodying comfort and modernity in an elegant setting.

Fees and charges :  
630 000 € fees included

