

440 000 €

**Contact agency**

**Devier Immobilier SGM**

45, Plan des cafés

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**For sale villa**

**5 rooms**

**Surface : 123 m<sup>2</sup>**

**Surface of the living : 33 m<sup>2</sup>**

**Surface of the land : 428 m<sup>2</sup>**

**Year of construction : 1987**

**Exposition : Est sud ouest**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

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

4 bedroom

1 terrace

2 showers

2 WC

2 parkings

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel



### Villa Saint-Geniès-des-Mourgues

Near Castries, pleasant type 5 villa with beautiful garden and swimming pool, it is composed on the ground floor of a living room of 33 m<sup>2</sup> with fitted open-plan kitchen of 11 m<sup>2</sup> opening onto a pretty veranda of 10 m<sup>2</sup> with direct access to the garden and the swimming pool, two bedrooms of 12.70 and 9.20 m<sup>2</sup>, a bathroom, separate toilet and a large laundry room of 19 m<sup>2</sup> which can easily be converted into a studio, toilet. Upstairs two bedrooms 9.20 m<sup>2</sup> with mezzanine and 10.50 m<sup>2</sup> opening onto a 6 m<sup>2</sup> terrace, a bathroom with toilet. The whole is located on a very beautiful wooded plot of 430 m<sup>2</sup> with swimming pool 7X3.5, large terraces, technical room 8 m<sup>2</sup>.

Fees and charges :

440 000 € fees included

