

480 000 €

**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 villa**

**5 rooms**

**Surface : 125 m<sup>2</sup>**

**Surface of the living : 46 m<sup>2</sup>**

**Surface of the land : 360 m<sup>2</sup>**

**Year of construction : 2019**

**Exposition : Sud**

**View : Jardin**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

reversible air conditioning, double glazing,  
POOL, CELLAR, electric gate

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : B**

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

Document non contractuel



**Villa 8064 Saint-Geniès-des-Mourgues**

Contemporary villa for sale - SAINT GENIES DES MOURGUES Located in the heart of the charming village of Saint-Geniès-des-Mourgues, this modern house built in 2018 on a plot of 360 m<sup>2</sup> combines comfort and functionality with a living area of 120 m<sup>2</sup> offering bright spaces On the ground floor, you will discover a spacious and bright living room of 46 m<sup>2</sup> with an equipped American kitchen, a bedroom of 12 m<sup>2</sup>, a master suite of 12 m<sup>2</sup> with dressing area and private bathroom, a separate toilet and a laundry area equipped with a thermodynamic water heater with direct access to the garage. Upstairs, the house has two beautiful bedrooms of 15 m<sup>2</sup> and 12 m<sup>2</sup> as well as a modern shower room. Outside, you can enjoy an in-ground swimming pool and a terrace area, with the exterior facilities remaining to be personalized according to your desires. The services include reversible ducted air conditioning, a thermodynamic water heater, electric roller shutters and double-glazed windows guaranteeing optimal comfort throughout. Do not hesitate to contact DEVIER IMMOBILIER on 04.67.86.28.70 for more information or to arrange a visit!

**Fees and charges :**

480 000 € fees included

