

895 000 €

**Contact agency**

**Devier Immobilier SGM**

45, Plan des cafés

34160 St Genies des Mourgues

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**For sale contemporary house**

**8 rooms**

**Surface : 230 m<sup>2</sup>**

**Surface of the living : 60 m<sup>2</sup>**

**Surface of the land : 1000 m<sup>2</sup>**

**Year of construction : 1978**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiling**

**Features :**

local moto, atelier ..., double glazing, POOL,  
CELLAR, Local pool, reversible air  
conditioning, electric gate, Volets  
couissants, Cheminée ethanol, Low water  
Rhône

6 bedroom

3 terraces

2 bathrooms

1 shower

3 WC

2 parkings

Document non contractuel

Energy class (dpe) : C



**Contemporary house 7918 Saint-Geniès-des-Mourgues**

CASTRIES sector, superb contemporary villa of 230 m<sup>2</sup> living space + outbuildings on a plot of 1000 m<sup>2</sup> with swimming pool in a very beautiful green environment and not overlooked. The house, renovated and completely redesigned with noble materials (stone, wood, concrete, metal, corten) is composed of a large living room of 60 m<sup>2</sup> on the garden level with access to the terrace through large bay windows with pocket partitions, a beautiful, high-end semi-open fitted kitchen as well as a suite. Upstairs you will discover 3 pretty bedrooms with cupboards, a bathroom, toilet. On the mezzanine: a large bedroom with dressing room and bathroom, an office, a laundry room and a room of 21 m<sup>2</sup> to be converted according to your wishes into a sports room, games room, workshop, etc.). Quality services, reversible air conditioning, home automation. The exterior is in the same spirit, fully landscaped with wooden terraces, stone walls, Japanese pool with small waterfall... Outbuildings: two workshops, a room for motorcycles, bicycles, miscellaneous storage. An exceptional residence with incredible charm! For any further information contact: DEVIER Real Estate Agency 0467862870

Fees and charges :

895 000 € fees included

