

# French Properties

ONLINE

€375 000

**3 bedroom house**

**Surface : 105 m<sup>2</sup>**

**Surface of the land: 505 m<sup>2</sup>**

**Year of construction: 1990**

**View :** open

**Kitchen:** Equipped

**Hot water:** electric

**Heating:** air conditioning

**Inner condition:** to modernize

**Features:**

pool, calm, air conditioning, shops at walking distance, double glazing, alarm

3 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

1 parking

1 cellar

**Energy class (dpe): C**

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

Document non contractuel

01/07/2025 - Prix T.T.C



## House 813 Saint-G  nis-des-Fontaines

**BEAUTIFUL VILLA WITH POOL BETWEEN SEA AND MOUNTAINS** Just a short walk from the picturesque village of Saint-G  nis-des-Fontaines and only 15 minutes from the fine sandy beaches of the Mediterranean, this charming villa sits on a 505 m<sup>2</sup> plot and is now available for sale. With a living area of 105 m<sup>2</sup> and an additional 40 m<sup>2</sup>, the house is spacious and well-maintained, offering several beautiful outdoor spaces to enjoy the surrounding landscape. The entryway leads to a lovely oak kitchen, fully equipped and inviting, with access to a terrace featuring a dining area. This level also includes a bedroom, a bathroom, and a separate WC. To the right, a large, bright living room with French doors opens onto a 16 m<sup>2</sup> covered veranda, which in turn opens onto the garden. On the second floor, a landing provides access to two bedrooms, one of which has a private terrace with a beautiful mountain view, as well as a bathroom with WC. The garden, adorned with fruit trees and equipped with an automatic watering system, features a pleasant summer kitchen with a barbecue and a dining area that can accommodate 10 to 12 people, complete with electricity and water connections. This area also includes a utility room and a wine cellar. The beautiful pool, measuring 12 x 3/5 meters, is

