



TECH
IMMOBILIER

ARGELÈS SUR MER

☎ 04 68 81 09 01

✉ contact@techimmobilier.com

ELNE

☎ 04 68 81 28 11

✉ elne@techimmobilier.com

315 000 €

For sale villa

4 rooms

Surface : 104 m²

Surface of the living : 37 m²

Surface of the land : 544 m²

Year of construction : 1980

Exposition : Sud

View : Montagne

Hot water : Electrique

Inner condition : to modernize

Couverture : tiles

Features :

Bedroom on ground floor, double glazing,
calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

30/04/2024 - Prix T.T.C



Villa 4036 Saint-Génis-des-Fontaines

The TECH IMMOBILIER agency offers you this villa near the center of the village of Saint-Genis-des-Fontaines, traditional construction without vis-à-vis 3/4 sides on a plot of 544 m² of land. She is composed : On the ground floor : An entrance porch, an entrance opening onto a living room with fireplace of 37.76 m², a kitchen which can be opened onto the living room, a master suite of 20.52 m² (bedroom with cupboard of 15.34 m² + a bathroom of 5.18 m²), a separate toilet with hand basin, a veranda of 19.18 m². On the 1st floor: a hallway, 2 bedrooms with a view of the Albères, one with a cupboard of 12.14 m² and 15.51 m², a bathroom with toilet. Crossing garage with mezzanine of 26.63 m² Rainwater harvesting system for garden watering Well Double Glazing Carpentry Joint ownership only through the garage

Fees and charges :

315 000 € agency fees 4,76% à the responsibility of the buyer included



Tech Immobilier

187, Avenue du Tech - 66700 Argelès sur Mer - 63 Avenue du Général de Gaulle - 66200 ELNE

Tél: 04 68 81 09 01 - contact@techimmobilier.com

Carte professionnelle - CPI 660 120 160000 10404 - RCS 441 102 878 00010

Code NAF 6831Z - Garantie financière : FNAIM 89 rue de la boetie 75008 Paris - Document non contractuel