

1 rue Saint Pierre  
66650 Banyuls sur Mer

+33 (0)4 68 98 64 36

# Laroca Immobilier

Place de la Mairie  
66740 Laroque des Albères

+33 (0)4 68 39 20 94

www.laroca-immobilier.com - eMail : info@laroca-immobilier.com

206 000 €

## Village house for sale

3 rooms

Surface : 170 m<sup>2</sup>

Living room size : 28 m<sup>2</sup>

Land size : 982 m<sup>2</sup>

Year of construction : 1970

Aspect : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : good

External condition : good

Roof : tiles

## Features :

terrace, double glazing, Reversible air conditioning, Quiet, pool possibility

2 bedrooms

1 terrace

1 shower

1 WC

1 garage

1 parking

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

30/04/2025 - Prix T.T.C



## Village house 3963 Saint-Genis-des-Fontaines

Rare, in the center of the village of Saint-Génis-des-Fontaines, house with great potential. Village house of 83m<sup>2</sup> + 87m<sup>2</sup> suitable for conversion built on a large plot of 982m<sup>2</sup> in a quiet area with a clear view of the mountains. The house is composed on the 1st floor of a beautiful bright living room of 28m<sup>2</sup> with open kitchen opening onto a balcony running the entire length of the room. You will also find two large bedrooms, a separate toilet and a shower room. No works required at this level. Double glazing, air conditioning, electric rolling shutters in the bedrooms. On the ground floor, is an entrance of 15 m<sup>2</sup> with storage space and a convertible double garage of 87m<sup>2</sup> overlooking the garden. The still raw ground floor leaves the possibility of creating a second independent apartment or a large family house of 170 sqm. The house is built on the dividing boundary of the plot on the sides. The front yard is fenced and allows parking for up to 4 cars. A great opportunity for this property in Saint-Genis-des-Fontaines.

## Legal information

206 000 €

Fees paid by the owner, no current procedure, information on the risks to which



Laroca Immobilier - 65 chemin de la parouquine, 06600 Antibes

T. +33 (0)4 68 39 20 94 - info@laroca-immobilier.com - www.laroca-immobilier.com

Siren 789 607 272 RCS Antibes - Code NAF 6831Z - RC Pro : AXA France IARD sous le contrat n°11186534004, pour un montant de 305 000 € - Document non contractuel - Barème des prix disponible sur notre site internet