

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

Price on request

Villa for sale

4 rooms

Surface : 135 m²

Living room size : 62 m²

Land size : 544 m²

Year of construction : 1995

Aspect : Plein sud

View : Montagne

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Roof : tiles

Features :

terrace, fireplace, Bedroom on ground floor, double glazing, Reversible air conditioning, Quiet, pool possibility, well

3 bedrooms

2 terraces

2 bathrooms

3 WC

1 garage

1 parking

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

14/10/2025 - Prix T.T.C



Villa 4119 Saint-Genis-des-Fontaines

Villa for sale in Saint Genis des Fontaines. Located in a peaceful neighbourhood close to all the shops of Saint Genis des Fontaines, this superb tastefully renovated 135 sqm detached villa offers a spacious and bright living room of 62 sqm with an open-plan fitted kitchen and a pellet stove, opening onto a partly covered south-facing terrace and a veranda leading to the barbecue area and garden. This main level features a spacious primary bedroom suite with built-in closet and bathroom (walk-in shower, spa bathtub and toilet) and a separate toilet. Upstairs, two further bedrooms with built-in closets and French doors onto a balcony overlooking Les Alberes mountains and a shower room with WC. A tiled garage with automatic door and a storage room complete the living areas. The magnificent 544 sqm flat and fenced garden, planted of fruit trees and Mediterranean plants, is easy to maintain and suitable for a pool. It includes terraces, a well, an automatic watering system and a shed. This comfortable property, fitted with modern double-glazed windows, reversible air conditioning, automatic shutters and photovoltaic panels is ready to welcome its new owners! Quietness, comfort, and ideal location for this fully renovated villa in Saint Genis



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