



# Trilles Immobilier

**Price on request**

**For sale house**

**4 rooms**

**Surface : 105 m²**

**Surface of the land : 505 m²**

**Year of construction : 1991**

**Hot water : Electrique**

**External condition : good**

**Features :**

pool, Chambre de plain-pied, double glazing, Arrosage automatique, calm

3 bedroom

2 show ers

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

22/08/2025 - Prix T.T.C



## House 1482 Saint-Génis-des-Fontaines

Superb four-sided villa with a pool built on a 505 m² plot with a view of the Albères. Located in a peaceful neighborhood, with a breathtaking view of the Albères, this charming four-sided villa captivates from the first moments with its perfect blend of comfort, brightness, and space. Built on a 505 m² plot, it offers a privileged living environment that is both private and open to nature. From the entrance, you'll discover a beautiful, light-filled living room extending into a veranda that adds a genuine extra living space, perfect for relaxing all year round. The kitchen, spacious and bright, will delight those who love socializing and cooking. A ground-floor bedroom and a separate bathroom complete this level, ideal for practical everyday living. Upstairs, two welcoming bedrooms await you, along with a second bathroom with WC, designed for the comfort of the whole family or your guests. Outside, the villa reveals a true haven of peace: a lovely pool surrounded by arranged sunbathing areas, a large summer kitchen perfect for outdoor meals, as well as a storage workshop and a spacious garage complete the amenities. This villa represents a great opportunity for those looking for a comfortable, bright, and impeccably maintained home in an exceptional natural setting. A place to discover



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Code NAF 6831Z agences immobilières - SIRET 752 845 602 00032 - Garantie financière : GALIAN Agence détentrice de fonds - Montant de la garantie : 160 000 € - Document non contractuel - Barème des prix disponible sur notre site internet