

€ 780 000

For sale apartment

5 rooms

Surface : 135 m<sup>2</sup>

Hot water : Pompe à chaleur Individuelle

Features :

double glazing, Fenêtres coulissantes,  
Internet, electric shutters, disabled  
access, lift, Fibre optique, Vidéophone,  
Local à vélo

4 bedroom

1 terrace

2 bathrooms

2 WC

Document non contractuel

05/02/2025 - Prix T.T.C



## Apartment 250 Genas

CARLE IMMOBILIER is the exclusive agent for this beautiful apartment for immediate delivery in an exceptional location in the center of GENAS, in a residence of 37 apartments divided into 3 buildings of R+2 and R+2 + attic, and offering high-standard amenities. Lot A23 is a type 5 apartment on the 2nd floor with 135.66 m<sup>2</sup> of living space and a 27.12 m<sup>2</sup> south-facing terrace. The units are delivered with 2 coats of white paint finish on walls and ceilings. Heating is by a reversible heat pump with underfloor heating/refrigeration and thermostats in each room. You'll love the privileged location of this residence and the quality of its amenities. Sales price including taxes, reduced notary fees and excluding parking. Single garage for €20,000 and double garage for €35,000. 2 other apartments are also available, a type 3 with 79.37 m<sup>2</sup> of living space and a beautiful south-facing terrace of 20.36 m<sup>2</sup> at 474,500€, and a type 3 with 79.43 m<sup>2</sup> of living space and a west-facing terrace of 12.14 m<sup>2</sup> and another east-facing terrace of 12.81 m<sup>2</sup> at 476,500€. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

