

€ 475 000

New apartment

4 rooms

Surface : 90 m²

Hot water : Chaudière Individuelle

Standing : Luxe

Features :

double glazing, Fenêtres coulissantes, Internet, electric shutters, disabled access, lift, Fibre optique, Digicode, Porte blindée, Vidéophone

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

Energy class (dpe) : B

Emission of greenhouse gases (ges) : C

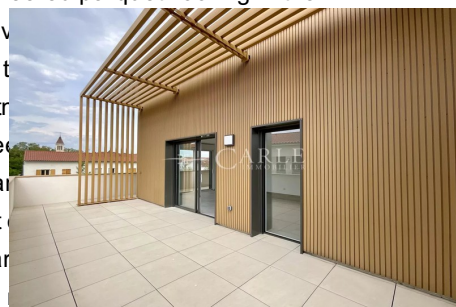
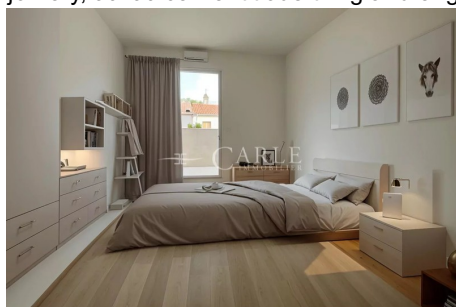
Document non contractuel

18/10/2024 - Prix T.T.C



Apartment 197 Genas

Discover this magnificent new type 4 penthouse apartment in GENAS. Located in the heart of Azieu, you'll be close to all the essential shops: pharmacy, bakery, butcher's, fishmonger's and more. You'll enjoy a pleasant living environment with all amenities close at hand. Every space has been designed to maximize comfort and functionality. With a surface area of over 44 m², the main living area is one of the apartment's major assets, and offers multiple possibilities for creating an open-plan kitchen, living room and convivial dining room. The large windows give access to a superb terrace of over 38 m², with south-west exposure, perfect for outdoor dining, sunbathing or simply enjoying the view. The terrace becomes a natural extension of your living space. The master bedroom, with its direct access to a private shower room, offers optimal privacy and everyday comfort, while providing the feel of a master suite. The other two bedrooms are equally spacious and bright, perfect for accommodating children, guests or creating an office space to suit your needs. A bathroom, toilet and plenty of storage space complete this property. Featuring top-of-the-range fixtures and fittings, including aluminum joinery, 60x60 cementitious tiling and engineered parquet flooring in the



to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr ** This property is presented to you by E.I Thibaud QUINCHEZ, CARLE IMMOBILIER's independent sales agent, registered with the Lyon R.S.A.C. under number 897 407 607 - Holder of a real estate brokerage card on behalf of CARLE IMMOBILIER.