

€ 1 890 000

**For sale villa**

**10 rooms**

**Surface : 311 m²**

**Surface of the land : 2722 m²**

**Hot water : Chaudière**

**External condition : Bon état**

**Features :**

pool, Portail électrique, double glazing, fireplace, Air conditionné, Baignoire balnéo, Fenêtres coulissantes, electric shutters, Fibre optique, Alarme, Porte blindée, Vidéophone, Jeu de boules, Salle de sport

4 bedroom

3 terraces

2 bathrooms

2 showers

4 WC

2 garage

4 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

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



**MISE EN VENTE CONFIDENTIELLE**

### Villa 222 Genas

CARLE IMMOBILIER is pleased to present an exclusive and confidential sale of an exceptional property ideally located in the sought-after commune of Genas. Quietly located, with no overlooked views, come and discover this superb villa with 311 sq.m of living space on 2 levels, plus a 215 sq.m semi-basement with windows, 2.50 m high ceilings and landscaping. All this on a lovely wooded plot of over 2,700 m² with a large swimming pool, pool house and summer kitchen. In the interests of confidentiality, the virtual tour and photos are available on request after discussing your project with Nicolas CARLE. 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 :

1 890 000 € fees included