

€ 950 000

For sale house

7 rooms

Surface : 179 m²

Surface of the living : 27 m²

Surface of the land : 979 m²

Hot water : Chauffe-eau Individuelle

External condition : Bon état

Features :

Adoucisseur d'eau, double glazing,
Fenêtre PVC, Fenêtres coulissantes,
electric shutters, Clôture, drilling, Fibre
optique, Alarme, Portail électrique, Vidéo
surveillance, Vidéophone, pool, Jeu de
boules, Éclairage extérieur, Puits

4 bedroom

2 bathrooms

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

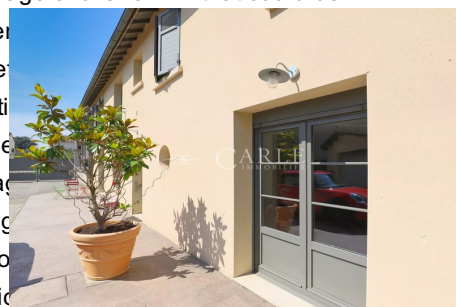
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16/09/2024 - Prix T.T.C



House 231 Genas

Are you looking for a house with old-world charm and spacious interiors and exteriors in the sought-after Azieu neighborhood? Ideally located in the quiet Azieu area, less than 10 minutes' walk from Place Jean Jaurès and its shops, on a pretty 979 m² plot, this superb 179 m² farmhouse has been tastefully renovated using quality materials, and will seduce you with its features as well as the beauty and calm of its magnificent exterior. You'll enjoy a beautiful garden planted with trees, a large heated swimming pool measuring 10.5 m by 5.5 m², surrounded by an Ipé terrace and a stone terrace sheltered by a bioclimatic pergola with vertical curtains and LED lights. On the ground floor, you'll find a large kitchen opening onto a beautiful dining room, as well as a living room with direct access to the terrace via a large bay window. Are you a wine lover? Let your guests discover the 15 m² wine cellar accessible from the dining room via a glass slab that opens with electric jacks. Upstairs you'll find a lovely master suite with dressing room and bathroom with double Italian shower and whirlpool bath, 3 bedrooms and a bathroom with shower and bath. Looking for more space? You'll find 2 outbuildings to store your garden equipment, plus a huge double garage of over 64 m² that could be



on the Géorisques website: www.georisques.gouv.fr

Fees and charges :

950 000 € fees included