€ 1 095 000

For sale villa
7 rooms
Surface : 247 m²

Surface of the living : 46 m²
Surface of the land : 950 m²
Hot water : Chaudière Individuelle
External condition : Excellent état

Features :
Air conditionné, Aspiration centralisée, fireplace, double glazing, Fenêtre aluminium, Fenêtres coulissantes, Internet, electric shutters, Clôture, Éclairage extérieur, Fibre optique, Alarme, Digicode, Portail électrique, Porte blindée, Vidéo surveillance, Vidéophone, pool, Salle de sport

4 bedroom
1 bathroom
2 show ers
3 WC
1 garage

Energy class (dpe) : C
Emission of greenhouse gases (ges) : C

Document non contractuel
16/09/2024 - Prix T.T.C

Villa 235 Genas

Are you looking for a bright, quiet villa with superb amenities close to the center of Genas? Ideally located in a quiet, secure residence, halfway between Place de la République and the center of Azieu, on a pretty 950 m² plot planted with trees, this beautiful Villa built in 2008 offers 247 m² of living space with over 345 m² of floor space, and will win you over with the quality of its features, its brightness and the calm of its privileged location. You'll enjoy a lovely garden planted with trees, a large swimming pool, a summer kitchen and a large, partly covered terrace. As soon as you enter, you'll fall under the spell of the house's luminosity, particularly in the 70 m² living room with its open-plan kitchen and access to a large laundry room. To the side of the living room, a few steps lead up to the master suite with its dressing room and bathroom with Italian shower and bathtub. Upstairs, you'll find a second suite with its own shower room and walk-in shower, and 2 further bedrooms with large shower rooms and double basins. In the basement you'll find 2 half-levels, one housing a large 53 m² garage and the other with a 39 m² sports room lit by an English courtyard, a machine room and a storage room. Don't wait any longer to discover this exceptional property by taking a virtual tour, which we'll