

€ 649 000

For sale house

7 rooms

Surface : 163 m²

Surface of the land : 318 m²

Hot water : Chaudière Individuelle

External condition : Excellent état

4 bedroom

1 bathroom

1 shower

1 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : C

Document non contractuel

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



### House 236 Genas

Are you looking for a property with old-world charm, a warm, inviting feel and great amenities? Come and discover this former farmhouse dating from 1880, entirely renovated with taste and quality materials, and ideally located just a few steps from Azieu's Place Jean Jaurès and its shops, restaurants, schools, public transport,... With over 163 m² of living space on a 318 m² plot, this family home will seduce you with its cocooning atmosphere. On the first floor, you'll immediately fall under the spell of the magnificent staircase secured by a glass railing. One side of this central staircase leads to a large open-plan kitchen separated from the living room by a glass roof. The dining room, which is an extension of the living room, is also accessible from the other side of the staircase, as is the study, which can be converted into a ground-level bedroom, with everything needed to create an adjoining shower room. On this level, you'll also find a laundry room and a cellar that doubles as a utility room. Upstairs, you'll find 4 large bedrooms, including one with its own dressing room, a bathroom, a shower room and a second office. Outside, you'll enjoy a garden, a covered terrace under a large awning, a garage and ample parking. You're sure to fall in love with this property, as the virtual tour

