

€ 675 000

For sale villa

5 rooms

Surface : 139 m<sup>2</sup>

Surface of the land : 833 m<sup>2</sup>

Hot water : Chaudière Individuelle

External condition : Bon état

Features :

Adoucisseur d'eau, double glazing,

Fenêtre PVC, Fenêtres coulissantes,

Clôture, Fibre optique, Portail électrique

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

14/03/2025 - Prix T.T.C



### Villa 257 Genas

Discover this Villa ideally located in a peaceful area of Genas, halfway between the center of town and the center of Azieu, and right next to nature and shops. Set on a beautifully wooded, poolable 833 m<sup>2</sup> plot, this meticulously-maintained 140 m<sup>2</sup> family home will win you over with its exceptional quality, luminosity and verdant surroundings. The main entrance is a few steps up to a lovely south-facing travertine terrace. Once inside, you'll enjoy a large living room with a fitted kitchen, dining room and lounge, whose bay window gives direct access to the terrace. The sleeping area features 3 bedrooms and a superb bathroom with designer bathtub and large Italian shower. On the ground floor, you'll also find a master suite, created in 2024, of over 32 m<sup>2</sup> with its own shower room and Italian shower, and access to the rear of the house with a large south-east-facing garden where you can install a swimming pool without overlooking anything. On the same level, there's a large 57 m<sup>2</sup> detached garage, part of which could be converted into additional living space, with the same direct access to the garden via an existing double glass door. In every room and outside, you'll be won over by the quality of the materials, the level of detail in the finishes and the exceptional condition of this

