

€ 895 000

For sale villa

10 rooms

Surface : 192 m<sup>2</sup>

Surface of the living : 31 m<sup>2</sup>

Surface of the land : 1050 m<sup>2</sup>

Hot water : Chauffe-eau Individuelle

External condition : Bon état

Features :

double glazing, Fenêtre aluminium,  
Fenêtres coulissantes, Internet,  
Thermostat connecté, Ventilation double  
flux, electric shutters, Clôture, Éclairage  
extérieur, Fibre optique, Portail électrique,  
Porte blindée, Vidéophone, pool

5 bedroom

1 bathroom

2 showers

1 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

08/09/2024 - Prix T.T.C



## Villa 234 Genas

Come and discover this magnificent Villa, ideally located in a quiet cul-de-sac. Set in 1050 m<sup>2</sup> of wooded grounds with swimming pool, this 192 m<sup>2</sup> property comprises an entrance hall leading on one side to a large open-plan kitchen opening directly onto the dining room and living room, where you can enjoy the view of the terrace and swimming pool, and a ground-level bedroom with en-suite shower room and direct access to the terrace. On the other side of the hall, you'll find an office area and a second room on the same level that could be used as a bedroom, games room, office, etc., depending on your needs. Upstairs are 4 bedrooms, including a master suite, and a large bathroom. You'll also benefit from a very large terrace overlooking the swimming pool. There's also a huge garage of over 80 m<sup>2</sup>. Information on the risks to which this property is exposed is available on the Georisques website: [georisques.gouv.fr](http://georisques.gouv.fr) \*\* This property is presented to you by Rodolphe ROL, independent sales agent registered with the Lyon R.S.A.C. under number 454 004 730 - Holder of a real estate canvassing card on behalf of CARLE IMMOBILIER.

Fees and charges :

