

€ 895 000

For sale villa

10 rooms

Surface : 192 m²

Surface of the living : 31 m²

Surface of the land : 1050 m²

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

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



Villa 234 Genas

Come and discover this magnificent Villa, ideally located in a quiet cul-de-sac. Set in 1050 m² of wooded grounds with swimming pool, this 192 m² 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 m². Information on the risks to which this property is exposed is available on the Georisques website: 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 :

