

€ 1 155 000

For sale villa

11 rooms

Surface : 230 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Surface of the land : 2076 m<sup>2</sup>

Hot water : Chauffe-eau Individuelle

External condition : Bon état

Features :

fireplace, double glazing, Fenêtres coulissantes, Internet, Panneaux solaires, Ventilation simple flux, Abri de voiture, Clôture, Fibre optique, Interphone, Portail électrique, pool

6 bedroom

2 bathrooms

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

26/12/2024 - Prix T.T.C



## Villa 243 Genas

Offering the cachet of the past, spacious interiors and exteriors, this beautifully renovated villa is a rare find in Genas, both in terms of its location and its features. Ideally located in a quiet, unoverlooked town center, less than 10 minutes' walk from the Place de la République and its shops, on a large 2,076 m<sup>2</sup> plot planted with trees, this superb 1978 Villa with 230 m<sup>2</sup> of living space and 267 m<sup>2</sup> of floor space, largely renovated with taste and quality materials in 2023, will seduce you with both its features and its magnificent exterior. On the ground floor, you'll enjoy a large, bright living room of over 40 m<sup>2</sup>, with south-facing bay windows overlooking the 10-meter by 5-meter swimming pool. Continuing on from this living space, you'll find the dining area with its fitted kitchen opening onto the dining room and its storeroom, with a total surface area of over 40 m<sup>2</sup>. Still on the same level, you'll find a laundry room, toilets and an immense parental space of over 45 m<sup>2</sup>, including a bedroom overlooking the pool, a bathroom, a large dressing room and an office that can be used as a second bedroom. Upstairs, on one side there are 3 bedrooms and a bathroom with shower and bath, and on the other side a large room currently used as a games room and TV lounge, a bedroom and an attic for

