

€ 445 000

New maison de ville

5 rooms

Surface : 95 m²

Surface of the living : 24 m²

Hot water : Chaudière Individuelle

External condition : new

Features :

double glazing, Fenêtre aluminium,
Fenêtres coulissantes, electric shutters,
Jardin en copropriété, Fibre optique, Porte
blindée

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : B

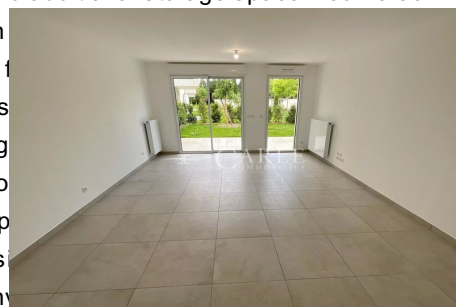
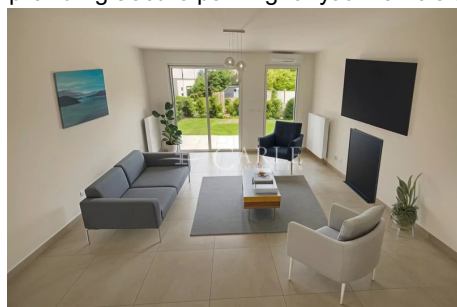
Document non contractuel

18/10/2024 - Prix T.T.C



Maison de ville 197 Genas

Discover this magnificent type 5 duplex townhouse, located in the heart of Azieu, a locality prized for its tranquility and proximity to essential amenities. This home combines modern comforts with an ideal location. As you enter, you'll be greeted by a hallway leading to the semi-open kitchen with its large windows, offering a bright, functional space perfect for preparing your favourite dishes. The living room of approx. 25 m, bathed in natural light thanks to its large bay windows, opens onto your west-facing garden. This living space is ideal for spending time with family or friends, with an unobstructed view of the landscaped communal areas. A separate toilet completes this level, offering convenience and practicality. Upstairs, you'll find four bedrooms, the master of which has an en-suite shower room, offering additional privacy and comfort. The other bedrooms are perfect for the whole family, guests or to set up an office as required. A separate bathroom is available for the other bedrooms, equipped with all necessary amenities and a separate toilet. Outside, you'll find a terrace and a garden with trees, facing due west, the ideal place to enjoy sunny days and warm evenings. A garage is attached to the house, providing secure parking for your vehicle and additional storage space. You'll also



arrange a viewing, please do not hesitate to contact us. We'll be happy to help you with your real estate project and answer any questions you may have. Illustrations and 3D projections non-contractual. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr ** This property is presented to you by E.I Thibaud QUINCHEZ, CARLE IMMOBILIER's independent sales agent, registered with the Lyon R.S.A.C. under number 897 407 607 - Holder of a real estate brokerage card on behalf of CARLE IMMOBILIER.

