

€ 474 500

For sale apartment

3 rooms

Surface : 79 m²

Hot water : Pompe à chaleur Individuelle

Features :

double glazing, Fenêtres coulissantes,
Internet, electric shutters, disabled
access, lift, Fibre optique, Vidéophone,
Local à vélo

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

Document non contractuel

03/05/2025 - Prix T.T.C



Apartment 250 Genas

CARLE IMMOBILIER is pleased to offer you this exclusive penthouse apartment for immediate delivery in an exceptional location in the center of GENAS, in a residence of 37 apartments divided into 3 buildings of R+2 and R+2 + penthouse, offering top-quality amenities. Lot B32 is a type 3 apartment on the 3rd and top floor, with 79.37 m² of living space and a 20.36 m² south-facing terrace. The units are delivered with 2 coats of white paint finish on walls and ceilings. Heating is by a reversible heat pump with underfloor heating and cooling, and thermostats in each room. You'll love the privileged location of this residence and the quality of its amenities. Sales price including taxes, reduced notary fees and excluding parking. Single garage for €20,000 and double garage for €35,000. 2 other apartments are also available, a type 3 with a living area of 79.43 m², a beautiful terrace of 12.14 m² facing east, another terrace of 12.81 m² facing west and offered at a price of 476,500€ as well as a type 5 with a living area of 135.66 m² and a beautiful terrace of 27.12 m² facing south. The price is €780,000. Information on the risks to which this property is exposed is available on the Géorisques website:

www.georisques.gouv.fr

