

€ 499 000

For sale maison de ville

6 rooms

Surface : 153 m<sup>2</sup>

Surface of the living : 39 m<sup>2</sup>

Surface of the land : 129 m<sup>2</sup>

Hot water : Chaudière

External condition : new

Features :

double glazing

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

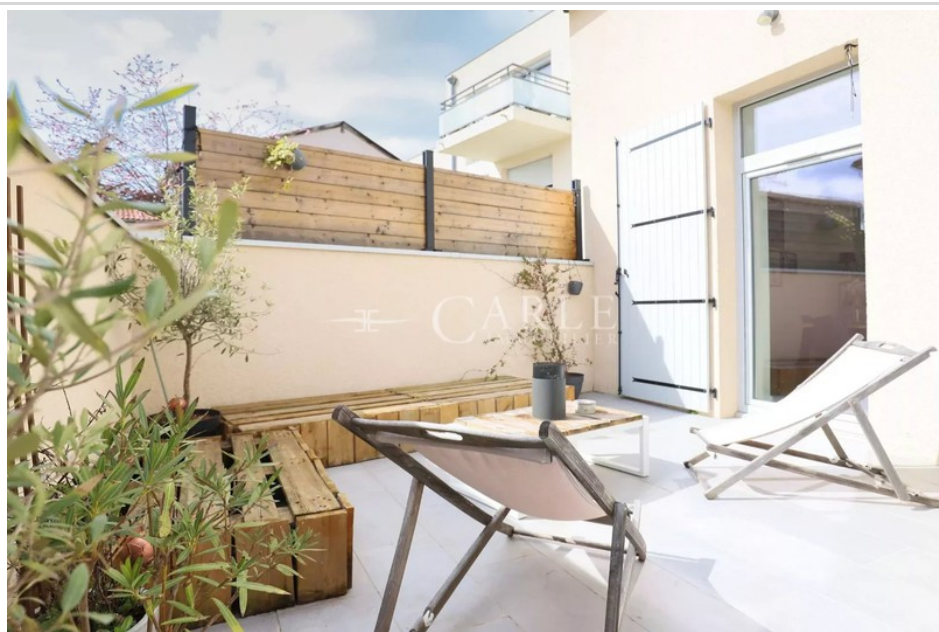
1 cellar

Energy class (dpe) : A

Emission of greenhouse gases (ges) : C

Document non contractuel

28/04/2024 - Prix T.T.C



## Maison de ville 190 Genas

Are you hesitating between a house, a townhouse, an apartment? Are you looking for great, high-end services, ideally located in the center of Azieu? This exceptional property is the ideal compromise for you. Resulting from the rehabilitation of a legendary former business in Azieu, this duplex created in 2019 will offer you all the advantages of a house and the functionality of an apartment. With a Carrez surface of 153 m<sup>2</sup> and more than 243 m<sup>2</sup> on the ground, this townhouse will adapt perfectly to all your space needs... On the ground floor, you arrive through an entrance hall with glass roof in a large living room of almost 40 m<sup>2</sup> overlooking a beautiful open-plan kitchen and its central island, with its dining area opening onto a terrace of almost 25 m<sup>2</sup>... Amateur of good wines and fancy a tasting room? You will enjoy a large cellar in the ground which can be made visible from the living room by creating a glass floor. It will also allow you to benefit from a storage space, a workshop area,... Upstairs, you will enjoy a beautiful master suite with bathroom and dressing room. The visit continues with 2 other bedrooms and a bathroom. Need extra space? A landing gives you access by a wooden and metal staircase to a large room under the roof giving pride of place to large beams and made bright

