

€ 649 000

**New house**

**6 rooms**

**Surface : 145 m²**

**Surface of the living : 49 m²**

**Surface of the land : 385 m²**

**Hot water : Chauffe-eau**

**External condition : new**

**Features :**

Portail électrique, double glazing, Air conditionné

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 parkings

**Energy class (dpe) : A**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

09/05/2025 - Prix T.T.C



## House 180 Genas

Are you looking for a new Villa, offering quality services and low energy consumption? In a quiet area and close to all the amenities of Place Jean Jaurès in Azieu? This new Villa of 2022 is made for you! Located in a quiet area, at the bottom of a dead end, in a new subdivision in a residential area, you will enjoy a beautiful surface area of 145 m² on a plot of 395 m². Upon arrival on the property you will enjoy a beautiful courtyard that can accommodate up to 4 vehicles and completed with a large garage of nearly 32 m². Can't wait to discover the interior? Enter the hall which serves on one side a large bright living room of over 51 m² open to a beautiful American kitchen with its pantry area and its bar - dining area, and on the other a parental suite on one level, with its bathroom and with direct access to the terrace. The ground floor is completed by a large laundry room with direct access to the garage. Upstairs, you will enjoy 3 bedrooms, each with its own bathroom or shower room, large closets and even a dressing room for one of them. 2 of the bedrooms also benefit from a large balcony. Do you like living outside as much as inside? The terrace overlooking the swimming pool will welcome you under its bioclimatic pergola to enjoy the outdoors all year round. All

