

€ 540 000

For sale house

5 rooms

Surface : 145 m²

Surface of the living : 39 m²

Surface of the land : 928 m²

Hot water : Chauffe-eau Individuelle

External condition : À rafraîchir

Features :

fireplace, double glazing, Fenêtre PVC,  
Fenêtres coulissantes, Internet, Ventilation  
simple flux, Clôture, Fibre optique, pool

4 bedroom

1 bathroom

2 WC

Energy class (dpe) : E

Emission of greenhouse gases (ges) : D

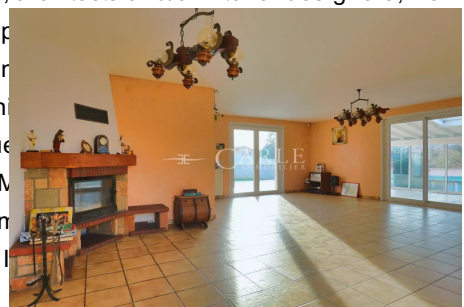
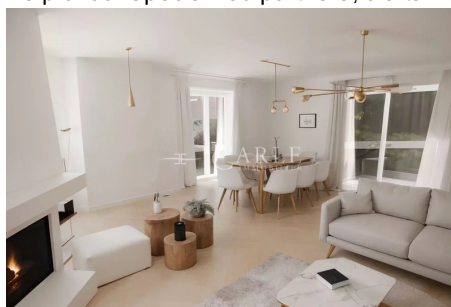
Document non contractuel

13/05/2024 - Prix T.T.C



### House 209 Genas

Are you looking for a house in Genas? This single-storey house with semi-buried basement and a total surface area of approx. 210 m² is ready to move in. Located in the Azieu area, this villa is built on a 928 m² plot of land with predominantly westerly exposure, offering you a quiet, subdivision-free lifestyle in a town full of life. You'll be able to take advantage of local shops, activities for young and old, accessible public transport, and enjoy the parks and gardens of this beautiful commune. Are you thinking of moving here? This property comprises a ground floor of approx. 110 m² with a living room giving access to a large terrace partially covered by a veranda, a kitchen, two bedrooms, an office, a spacious bathroom and a toilet. The basement, accessible from both inside the house and via an independent entrance, offers two additional rooms that could be converted into bedrooms, a large common area (90 m²), a cellar, a shower room and a toilet. The entrance to this plot is secured by a gate, leads to a courtyard where several vehicles can be parked outside, and provides access to a large garage of over 45 m². Will a tasteful shed do you any favors? Imagine your future cocoon! With the help of our specialized partners, craftsmen, architects and/or interior designers, we



540 000 € fees included