

€ 642 000

For sale house

6 rooms

Surface : 143 m²

Surface of the living : 37 m²

Surface of the land : 410 m²

Hot water : Pompe à chaleur Individuelle

External condition : Bon état

Features :

Adoucisseur d'eau, Air conditionné, double glazing, Fenêtre aluminium, Fenêtre PVC, Internet, Ventilation simple flux, electric shutters, Clôture, Fibre optique, Portail électrique, Fenêtres coulissantes, Porte blindée, Vidéophone

4 bedroom

1 bathroom

2 showers

2 WC

1 garage

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

02/05/2025 - Prix T.T.C



House 229 Genas

Looking for a new villa in the popular Azieu district? Built in 2017, this 143 m² Villa boasts a spacious, bright living space of over 50 m² opening onto a beautiful covered, south-facing terrace. This beautiful living space comprises a living room, a lounge and a fully equipped open-plan kitchen. On the ground floor, you'll find a bedroom with its own shower room, a laundry room and direct access to the garage. Upstairs you'll find a superb master suite with dressing room, shower room and terrace. You'll also find 2 further bedrooms of over 12 m², a bathroom with shower and bath and a laundry area. Outside, the entrance is via an automatic gate opening onto a courtyard with parking, a garage and a lovely garden planted with trees. This house offers a host of features: heating system managed by a heat pump with a base on the ground, air conditioning on the first floor, centralized roller shutters,... This villa boasts a remarkable energy performance rating of double A. A virtual tour is available on request. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Fees and charges :

642 000 € fees included

