

€ 699 000

**For sale house**

**7 rooms**

**Surface : 292 m<sup>2</sup>**

**Surface of the land : 988 m<sup>2</sup>**

**External condition : À rénover**

**Features :**

fireplace

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 garages

4 parkings

5 cellars

**Energy class (dpe) : D**

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

Document non contractuel

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



## House 141 Genas

A building to renovate on 1025 m<sup>2</sup> of land in order to create your ideal, tailor-made home. Large living spaces await you to give free rein to your imagination! With a beautiful curved and rounded staircase as its central point... All the rooms on the ground floor are open to the outside with French doors leading to the garden. To be rearranged in order to optimize spaces and to be refreshed. Open and reorganize! Great potential! Beautiful spaces can be created as well as a kitchen to modernize. But also a sleeping area with walk-in shower room is possible. Upstairs, the staircase creating a "well" leads to a huge sleeping area to create 4 bedrooms, each with their own bathroom if you wish! Several possibilities for ultra-functional arrangements are possible! Play areas, library, storage, laundry room..... And the most! 153 m<sup>2</sup> of basement to be converted to create whatever you like! \*Illustrations in 3D modeling for layout projection & ambiance based on plans made for the property. Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

Fees and charges :

699 000 € fees included

