

€ 750 000

For sale villa

6 rooms

Surface : 173 m²

Surface of the living : 16 m²

Surface of the land : 528 m²

Hot water : Pompe à chaleur Individuelle

External condition : Excellent état

**Features :**

Air conditionné, double glazing, Fenêtre aluminium, Fenêtres coulissantes, electric shutters, Clôture, pool, Alarme

5 bedroom

1 bathroom

2 WC

1 garage

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

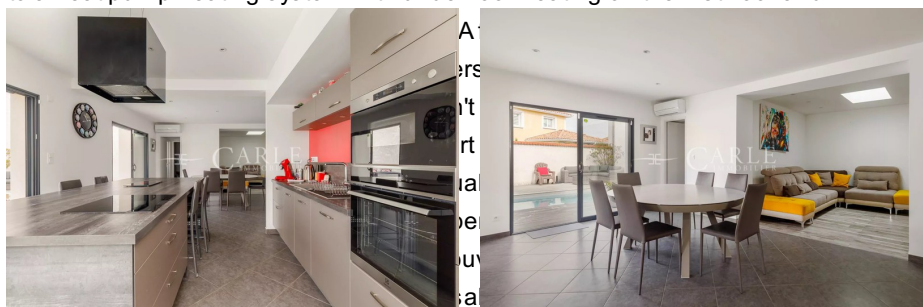
Document non contractuel

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



### Villa 224 Genas

Looking for a peaceful haven combining comfort, modernity and a prime location? This house in Genas is a rare gem you won't want to miss! Set on a 528 m² plot, this house built in 2017 offers 173 m² of living space, perfectly designed to welcome your family in an elegant and spacious setting. As soon as you enter, the first floor seduces you with a vast 70 m² living area comprising a living room, a lounge and a fully-equipped open-plan kitchen. Large bay windows flood the space with natural light and open onto a heated swimming pool, creating a real space for conviviality and relaxation. This level also features a practical laundry area and a superb 24 m² ground-level master suite. Upstairs, enjoy 4 generous bedrooms, including a 15.5 m² one, offering each their own personal space. A modern bathroom with shower and bath completes this level. The exterior has plenty to offer: the entrance, secured by a motorized gate, opens onto a courtyard with parking for up to 4 cars. The garden, laid with artificial turf, includes a play area and a heated pool area, secured by an elegant glass fence, perfect for sunny days. This home offers top-of-the-range features and optimum comfort all year round, thanks to a heat pump heating system with underfloor heating on the first floor and



registered with the R.S.A.C. of Lyon under number 897 407 607 - Holder of a real estate agent's license on behalf of CARLE IMMOBILIER.

Fees and charges :

750 000 € fees included