

€ 820 000

For sale villa

6 rooms

Surface : 173 m<sup>2</sup>

Surface of the living : 16 m<sup>2</sup>

Surface of the land : 528 m<sup>2</sup>

Hot water : Pompe à chaleur Individuelle

External condition : Excellent état

Features :

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

5 bedroom

1 bathroom

2 WC

1 garage

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

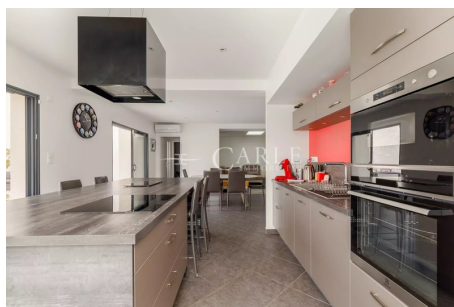
Document non contractuel

04/05/2024 - Prix T.T.C

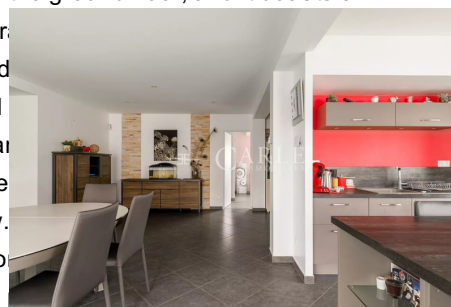


## Villa 224 Genas

Looking for a peaceful haven combining comfort and modernity in a sought-after commune? This house is a rare gem not to be missed! Built in 2017, this 173 m<sup>2</sup> house offers spacious, well-designed living space, ideal for welcoming your family in comfort. The ground floor invites you from the moment you enter to immerse yourself in the main room, which measures around 70 m<sup>2</sup> and comprises a living room, lounge and fully equipped open-plan kitchen. The large windows give you an unobstructed view of the heated pool, creating a bright, convivial space where you can share unforgettable moments with family and friends. A laundry area and, above all, a beautiful master suite of approx. 24 m<sup>2</sup> on the ground floor complete this level. On the second floor, where there's space for everyone, you'll enjoy 4 bedrooms of over 12 m<sup>2</sup> including one of 15.5 m<sup>2</sup> as well as a bathroom with shower and bathtub. Outside, a motorized gate opens onto a courtyard with room for up to 4 cars, a play area with synthetic turf and a heated pool area. Enjoy this private oasis, secured by glass fencing, offering an ideal place to relax on a sunny day. This home offers top-of-the-range amenities. Its heating system is managed by a heat pump with an underfloor base on the ground floor, and it boasts a



remarkable double-A energy performance package for optimum comfort all year round. Shutters, meticulous finishing touches and specialist joiner guarantee a comfortable atmosphere. Don't miss this unique opportunity to become the owner of this property. Ask for the virtual visit by contacting us now. The property is exposed on the Géoportail. This property is available on the Géoportail [www.georisques.gouv.fr](http://www.georisques.gouv.fr) \*\* This property is



QUINCHEZ, CARLE IMMOBILIER's independent sales agent, registered with the Lyon R.S.A.C. under number 897 407 607 - Holder of a real estate brokerage card on behalf of CARLE IMMOBILIER.

Fees and charges :

820 000 € fees included