

€ 1 365 000

For sale villa

16 rooms

Surface : 402 m²

Surface of the living : 79 m²

Surface of the land : 2193 m²

Hot water : Chaudière Individuelle

Features :

Air conditionné, fireplace, double glazing,
Fenêtres coulissantes, Internet, Ventilation
simple flux, electric shutters, Clôture,
Portail électrique, pool, Aspiration
centralisée, Alarme, Jeu de boules, Stores
électriques

5 bedroom

3 bathrooms

1 shower

4 WC

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : C

Document non contractuel

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



Villa 247 Genas

Are you looking for a property with spacious rooms that can be adapted to suit your every need? This superb villa with 402 m² of living space and 554 m² of floor space will seduce you with its volume and potential. Located in a quiet, residential area less than 10 minutes' walk from the town center, you'll benefit from 2,193 m² of flat, wooded land offering the possibility of additional buildings. Enter through a large reception hall opening onto an immense living room of over 150 m², bathed in light and facing due south. This beautiful open space features a reception area with bar and seating area, a superb living room with fireplace, a dining room and an open kitchen. The large bay windows open onto the terrace and the heated swimming pool, with UV water treatment and equipped with massage jets and a counter-current swim. Also on one level, you'll find a bedroom with its own shower room and office area, a gym with shower and changing room, and a direct, independent pedestrian entrance. This entrance also gives access to a 50 m² outbuilding with shower and toilet, which could be used for a home-based activity such as a liberal profession, a medical or paramedical practice, a gym for a coach, etc. The 1st floor has 2 bedrooms, one with a terrace - solarium, a games room, an office and 2

