

€ 975 000

For sale villa

8 rooms

Surface : 204 m²

Surface of the living : 43 m²

Surface of the land : 1478 m²

Hot water : Chauffe-eau Individuelle

External condition : Bon état

**Features :**

Air conditionné, fireplace, double glazing,  
Fenêtre aluminium, Fenêtres coulissantes,  
Ventilation simple flux, electric shutters,  
Clôture, Éclairage extérieur, Fibre optique,  
Portail électrique, Vidéophone, pool

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

07/06/2025 - Prix T.T.C



### Villa 269 Genas

Come and discover this 1983 architect-designed villa, fully renovated and extended in 2023, located 5 minutes' walk from Place de la République. This exceptional property benefits from an ideal location, thanks to its immediate proximity to the shops and services of the town center. You'll enjoy 204 m² of living space for more than 233 m² of floor space, on a lovely 1,478 m² plot planted with trees, with its south-facing swimming pool, its large Burgundy stone terrace, partly covered, and its summer kitchen so you can enjoy the outdoors all year round, as you wish. Set back from the road, access is via a driveway that preserves the privacy of the site. From the moment you enter, you'll be seduced by the brightness, spaciousness and quality of the features and fittings. The large living area of over 87 m² comprises a lounge, an open-plan kitchen and a dining room with direct access to the covered terrace. On the same level you'll find a master suite with dressing room, bedroom and bathroom, as well as a second bedroom currently used as a gym. Following on from the open-plan kitchen, you'll find a large storeroom underneath which hides 2 large cellars. Upstairs you'll find 3 bedrooms and a shower room. Don't wait any longer to discover this Villa through the virtual visit

