

549 000 €

Contact agency  
**CARLE IMMOBILIER**

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For sale apartment

6 rooms

Surface : 153 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Year of construction : 2019

Exposition : Sud nord

Hot water : Individuelle gaz

Inner condition : excellent

Standing : residential

Building condition : NEW

Features :

double glazing

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : C

Document non contractuel



## Apartment 190 Genas

Duplex of 153 m<sup>2</sup> with terrace ideally located in Azieu center Are you hesitating between a house, a townhouse, an apartment? Are you looking for great, high-end services, ideally located in the center of Azieu? This exceptional property is the ideal compromise for you. Resulting from the rehabilitation of a legendary former business in Azieu, this duplex created in 2019 will offer you all the advantages of a house and the functionality of an apartment. With a Carrez surface of 153 m<sup>2</sup> and more than 243 m<sup>2</sup> on the ground, this townhouse will adapt perfectly to all your space needs... On the ground floor, you arrive through an entrance hall with glass roof in a large living room of almost 40 m<sup>2</sup> overlooking a beautiful open-plan kitchen and its central island, with its dining area opening onto a terrace of almost 25 m<sup>2</sup>... Amateur of good wines and fancy a tasting room? You will enjoy a large cellar in the ground which can be made visible from the living room by creating a glass floor. It will also allow you to benefit from a storage space, a workshop area,... Upstairs, you will enjoy a beautiful master suite with bathroom and dressing room. The visit continues with 2 other bedrooms and a bathroom. Need extra space? A landing gives you access by a wooden and metal staircase to a large room under the roof giving pride of place to large beams and made bright by roof windows. This piece will allow you to give free rein to your imagination and will adapt to your needs to create an office, a games room, a TV room, a

