

329 000 €

Contact agency  
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**For sale apartment**

**5 rooms**

**Surface : 100 m²**

**Year of construction : 1980**

**Exposition : Est ouest**

**View : Panorama urbain**

**Hot water : Individuelle électrique**

**Inner condition : a refresh**

**Standing : residential**

**Building condition : GOOD**

**Features :**

double glazing, gated, CALM, residential

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel



## Apartment 208 Genas

Do you want to live in the heart of Genas? Discover now this apartment with a floor area of 118 m² including more than 100 m² Carrez. Located back from Rue de la République, on the second floor without elevator, this East-West crossing duplex will allow you to live in peace while benefiting from immediate proximity to shops, bus stops, schools, restaurants, etc. Thanks to its two balconies, enjoy the outdoors and choose your preferred exposure! Are you planning to pack your bags? This property is composed on the ground floor, a living room with access to the large terrace, a bedroom, an office as well as the kitchen, a bathroom and a toilet. Upstairs, you will have two additional bedrooms, one of more than 15 m², a dressing room, a bathroom and a toilet. Will a taste update be in your favour? Imagine your future cocoon! With the help of our specialized partners, craftsmen, architect and/or interior designer we can support you in your project. Parking in the city center? You have the choice and benefit from two parking spaces at the foot of your residence and a closed garage. A cellar of more than 6 m² completes this property. Is this project for you? Don't wait any longer to request the virtual tour and go on site to discover this ideal environment. Information on the risks to which this property is exposed is available on the Géorisks website:

[www.georisks.gouv.fr](http://www.georisks.gouv.fr) \*\* This property is presented to you by El Thibaud

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