

785 000 €

Contact agency  
**CARLE IMMOBILIER**

19 rue Jean Jaurès

69740 Genas

+33 (0)4 78 70 42 15 / contact@carle-  
immobilier.com

**For sale house**

**5 rooms**

**Surface : 123 m<sup>2</sup>**

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

**Surface of the land : 1563 m<sup>2</sup>**

**Year of construction : 1979**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : a refresh**

**Couverture : tiling**

**Features :**

POOL, pool house, fireplace, CALM,

Automatic gate

3 bedroom

1 terrace

1 bathroom

1 WC

2 garage

2 parkings

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel



## House 177 Genas

Rare in Genas! Villa of 123 m<sup>2</sup> with swimming pool on a wooded plot of 1563 m<sup>2</sup> Are you looking for a villa to suit your taste on a large plot in a popular and quiet area? Come and discover the full potential of this 123 m<sup>2</sup> villa with swimming pool, summer kitchen, full semi-buried basement, on a large wooded plot a few steps from the Mathan park. Enter through a hall opening onto a beautiful bright living room and the kitchen. Do you prefer American kitchens? The whole living area can be opened to offer you a living room of more than 64 m<sup>2</sup>. The sleeping area consists of 3 bedrooms, a dressing room and a bathroom. In the basement of more than 123 m<sup>2</sup> you will benefit from a large double garage, a workshop area, a large storage area and a games room. Do you need to reorganize the distribution? Need more living space? This villa can easily adapt to all your needs by its design without load-bearing walls between the living rooms, but also thanks to the right to build that its large plot offers it and which would allow a beautiful extension with a coefficient of footprint of 35% or a possibility of influence of more than 540 m<sup>2</sup>. Do you like the land and its location and want to create the villa of your dreams? You can easily start from scratch and take advantage of this privileged location to build a new villa adapted to your expectations. A very nice potential on an ideal location to discover without delay! Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

785 000 € fees included

