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Terrace and garden for house in Gennas

Genas , Rhône , Auvergne-Rhône-Alpes



€399,000

inc. of agency fees

3 Beds 117 sqm 0.03 ha

Located in the town of Genas, in the heart of the quiet district of Azieu and a stone's throw from the square and its shops, this house of 117.23sqm Carrez, set on a plot of 253sqm, is the result of the...

At a Glance

Reference MFH-EAL3894EL-7

Bed 3

Land 0.03 ha

Near to Genas

Pool No

Price €399,000

Hab.Space 117 sqm

Land Tax N/A

Property Description

Located in the town of Genas, in the heart of the quiet district of Azieu and a stone's throw from the square and its shops, this house of 117.23sqm Carrez, set on a plot of 253sqm, is the result of the recent rehabilitation of a old farm and benefits from a pretty garden. The entrance opens onto a first level entirely dedicated to the 46sqm living room. A kitchen open to a living/dining room is organized in a spacious volume with high ceilings. The beautiful sunny days will see the stay extended outside, with a sheltered terrace and a pleasant garden which invite conviviality. A wooden staircase accompanies us to the sleeping

area where a corridor leads to a first master bedroom with a dressing room and a bathroom, followed by two bedrooms with storage which benefit from a view of the garden and which share a bathroom with a bathtub and a shower. The layout of tiered storage is planned for this level. Independent and suspended amenities close the visit. When parking is organized into two parking spaces, a vaulted cellar in the basement completes the property. Renovation of quality and comfort in all seasons for this property equipped with a heat pump and air conditioning. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year as of January 1, 2021: between EUR1,220 and EUR1,700 Additional information: Road access in 5 minutes by car, BUS: line 28 which drops off at Tramway T3 (Meyzieu Zi stop) in 8 minutes, École Jean d'Azieu and Jeanne D'arc Azieu 3 minutes on foot Cycle paths depart from the house. Close to all shops and restaurants, Market on Place d'Azieu on Sundays, Parc des Étangs de Mathan for walks, etc.

Summary

Property type:	House
Bedrooms:	3
Price	€399,000

Key Information

Year Built:	2022
Internal Area:	117 sqm
Land Area:	0.03 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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