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## Garden level T4 in a quiet area, not overlooked

Saint Genis Laval , Rhône , Auvergne-Rhône-Alpes



**€349,000**

inc. of agency fees

3 Beds

85 sqm

In a quiet area, close to the metro and amenities, this 85sqm apartment, located in a small, secure and well-maintained residence dating from 2004, offers a very pleasant living environment. It has a...

### At a Glance

Reference MFH-EAL7477-1

Near to Saint Genis Laval

Price €349,000

Bed 3

Pool No

Hab.Space 85 sqm

Land Tax N/A

### Property Description

In a quiet area, close to the metro and amenities, this 85sqm apartment, located in a small, secure and well-maintained residence dating from 2004, offers a very pleasant living environment. It has a large wooded exterior of over 240sqm, partly not overlooked. The entrance, with a large storage area, opens onto a spacious and bright living room. With its semi-open fitted kitchen, this living space has two direct accesses to a large terrace to the west, offering the possibility of easily eating outside in a green setting. To the south, it is in the shade of a beautiful maple tree and out of sight that you will enjoy the second part of the garden and

its rose bushes. The size of the private garden also leaves the possibility of setting up a vegetable garden. The three bedrooms in the night area have a large closet. Two of them, with parquet flooring, benefit from the morning light. The third, which opens onto the terrace, can also be considered as a pleasant office. A separate toilet and a bathroom with bathtub will meet all the expectations of a family. A closed double garage in the basement and a cellar enhance this property. Two secure outdoor parking spaces, in addition to the sale price, can complete it. The location of this apartment guarantees everyone their independence, about ten minutes walk from the Saint Genis Laval metro station as well as the school and colleges. Five minutes walk from shops, public services and a bus stop serving 4 lines, including the high school. Hypercentre just over a km away, A7 and A450 motorways nearby. The heating is individual with a gas boiler. The apartment has a good DPE: C / C, guaranteeing comfort in summer and winter. Property subject to co-ownership status: 22 lots Annual charges: EUR1,670 ENERGY CLASS: C / CLIMATE CLASS: C

## Summary

Property type:	Apartment
Bedrooms:	3
Price	€349,000

## Key Information

Internal Area:	85 sqm
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery









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