

## Top floor apartment with terrace

Genas , Rhône , Auvergne-Rhône-Alpes

**€515,000**

inc. of agency fees

3 Beds

111 sqm

This 111 sqm apartment, located on the top floor of a residence in the heart of the Azieu district, offers an incomparable quality of life thanks to its...

### At a Glance

**Reference** MFH-EAL9916

**Bed** 3

**Near to** Genas

**Pool** No

**Price** €515,000

**Hab.Space** 111 sqm

**Land Tax** N/A

### Property Description

This 111 sqm apartment, located on the top floor of a residence in the heart of the Azieu district, offers an incomparable quality of life thanks to its high-end services, its privileged setting and its proximity to shops.

The interior of the apartment is distinguished by its generous volumes and exceptional brightness. The living room, spacious and open, benefits from large windows that allow natural light to penetrate throughout the day. The open kitchen, fully equipped, blends harmoniously into this living space, creating a practical and

friendly environment. The bedrooms, also bright, offer a soothing living environment, conducive to relaxation.

The master suite, with its bathroom, is a real asset, combining comfort and privacy. Outside, the 21 sqm terrace becomes a real extension of the interior space. It offers an unobstructed view and a calm living environment, while being in the immediate vicinity of shops, transport, train station and airports, thus facilitating daily travel.

This property is located in a dynamic area, offering easy access to all the amenities necessary for a fulfilling urban life.

The property also has a double garage with electric door, offered in addition at the price of EUR30,000.

This top floor, bright and quiet, stands out for its modern architecture, its high-end services and its central location.

A unique property, to discover without delay.

ENERGY CLASS: B - CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021, as of January 1: between EUR640 and EUR930 AUGIER -

Condominiums of 22 units (No proceedings in progress).

### Summary

Property type:	Apartment
Bedrooms:	3
Price	€515,000

### Key Information

Year Built:	2016
Internal Area:	111 sqm

**Location: Auvergne-Rhône-Alpes**



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