



Apartment

SAINT GENIS POUILLY (01)

890 000 €\*  
Agency fees to be paid by the seller



194 m<sup>2</sup>



6 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Exclusively - Magnificent duplex penthouse of 187m2 Carrez (193.79m2 floor space) with 4 bedrooms, an office and 3 shower rooms/bathrooms located in Park Jean Monnet sold with a double garage. Located on the 5th and 6th floors, the contemporary luxury apartment has 2 large terraces of 84m2 and 177m2 overlooking the environment. The large and numerous openings bathe the apartment in light and offer unobstructed views of the mountains. Its first level has a large living room/kitchen with access to the first terrace, a master suite with its fitted dressing room and bathroom and a laundry room. On the 2nd level: a mezzanine, 3 bedrooms, one of which is en suite with its shower room, an office and a bathroom. All rooms open onto the terraces with 360 degree views. In addition: air conditioning in the living room and master bedroom, electric roller shutters, solar panels. Its advantages: luxury residence, high-end services, excellent DPE, immediate proximity to the city center, schools and transport (Bus 66 and 68). The border is only 2 kilometers away (CERN PR). Simple parking extra. Number of lots in the co-ownership: 10, Average annual amount of the share of charges (projected budget): €5,480 or €456 per month. Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 840772

Property type ..... Apartment

Year of construction ..... 2016

Floor number ..... 5

Floors count ..... 6

Exposure ..... S-E

View ..... Vue dégagée, sur Toits

### SURFACES

Living space ..... 194 m²

Surface Carrez Law ..... 187.18 m²

Living room surface ..... 56 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 10

Condominium fees ..... 457 €/mois

Share of expenses ..... 5 480 €

### COMPOSITION

Number of rooms ..... 6

Number of bedrooms ..... 4

Number of bathrooms ..... 3

Toilets count ..... 3

Terrace ..... 1

### DPE/GES

DPE ..... 113

GES ..... 18

### APPENDIX

Parking ..... couvert

Parking space ..... 2

Garage ..... 1

Cellar ..... 1

Videophone ..... Oui

### SERVICES

Air conditioning ..... Yes

Elevator ..... Yes

Heater ..... gaz

Kitchen ..... équipée



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