

€ 2 200 000

**For sale villa**

**9 rooms**

**Surface : 248 m²**

**Surface of the living : 72 m²**

**Surface of the land : 2000 m²**

**Hot water : Chauffe-eau Individuelle**

**External condition : Excellent état**

**Features :**

Air conditionné, fireplace, double glazing,  
Fenêtre aluminium, Fenêtres coulissantes,  
Internet, Ventilation simple flux, electric  
shutters, Abri de voiture, Arrosage,  
Clôture, Éclairage extérieur, drilling, Puits,  
lift, Alarme, Portail électrique, Porte blindée,  
Vidéo surveillance, Vidéophone, pool

3 bedroom

2 bathrooms

2 show ers

3 WC

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

03/05/2025 - Prix T.T.C



### Villa 238 Décines-Charpieu

CARLE IMMOBILIER is pleased to offer you this exclusive and confidential Villa with a panoramic view of the Grand Large. Ideally located in a peaceful setting, yet close to all amenities and services, this 248 m² villa with a floor area of 360 m² (excluding garage) on a large 2,000 m² wooded plot, with swimming pool and triple garage, will seduce you with the quality of its features and its privileged location. Would you like to find out more about this exceptional property? Contact Nicolas CARLE on 06.62.49.46.59 Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)  
Fees and charges :  
2 200 000 € fees included

