

€ 1 995 000

For sale villa

8 rooms

Surface : 330 m²

Surface of the living : 89 m²

Surface of the land : 2200 m²

External condition : Bon état

Features :

pool, Portail électrique, double glazing,
fireplace, Air conditionné

3 bedroom

3 terraces

3 bathrooms

3 show ers

4 WC

1 garage

4 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

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



Villa 131 Meyzieu

Privileged location near OL Groupama Stadium, Saint Exupéry airport, and major roads 15 km east of Lyon. And yet... a place outside of time... An exclusive residence & address... decorated and furnished with great taste which will give you the sensation of being elsewhere... of living in another space of time with a breathtaking and incomparable view... and yet close to all the amenities of Lyon and its outskirts in a relaxed setting... We take you to the bottom of a dead end, discreetly, like a secret place... A courtyard that can accommodate several vehicles, with a porch that can accommodate two, protects and conceals the haven of peace hidden there... Enter this entirely open and glazed living space which allows you to immediately marvel at the breathtaking view of water and sailboat masts... The 8 rooms that make up this villa offer a unique view of the open sea with overhanging terraces on the upper and lower levels. The 3 existing bedrooms each have their own view of the Grand Large and their own bathroom. A fourth bedroom is possible as well as an independent studio. For a total of 330 m² of living space + 244 m² of useful space (complete fitted basement, garage and greenhouse) which allows a potential of 574 m²! On a plot of 2200 m² with swimming pool, 2 terraces, 1 outdoor

