

€ 1 195 000

**For sale villa**

**8 rooms**

**Surface : 232 m²**

**Surface of the living : 108 m²**

**Surface of the land : 1203 m²**

**Hot water : Chaudière Individuelle**

**External condition : Excellent état**

**Features :**

Air conditionné, fireplace, double glazing,  
Fenêtres coulissantes, Ventilation simple  
flux, electric shutters, Abri de voiture,  
Clôture, Éclairage extérieur, drilling,  
Alarme, Portail électrique, Vidéophone,  
pool, Jeu de boules

4 bedroom

1 bathroom

2 showers

3 WC

1 garage

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

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



### Villa 260 Chassieu

Are you looking for a new cocoon where you can feel like you're on vacation every day? Come and discover this 2003 property, ideally situated in a private cul-de-sac and boasting superb unobstructed views. This exceptional villa is ideally located not only for its views, but also for its immediate proximity to the shops in the town center. You'll enjoy 232 m² of living space for a total floor area of over 390 m² on a beautifully landscaped 1,203 m² plot, with its south-facing swimming pool, boules court and various covered and uncovered terraces, so you can enjoy the outdoors all year round. From the moment you enter, you'll be seduced by the light and space. The large living area of over 90 m², comprising a cathedral lounge, dining room and open kitchen, gives access from each space to a large terrace with a view, partly covered. On the first half-level, you'll find a master suite with study and dressing room, bedroom and shower room. On the second half-level, you'll find 3 bedrooms and 2 shower rooms. The lower half-level offers almost 35 m² of space that can be made independent and used as a workshop, cinema room, gym, etc. The basement comprises a 77 m² garage, a 30 m² cellar, a laundry room and a technical room with toilet accessible from the swimming pool without passing

