

€ 1 420 000

For sale villa

5 rooms

Surface : 257 m²

Surface of the living : 30 m²

Surface of the land : 1107 m²

External condition : Bon état

Features :

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

4 bedroom

3 terraces

1 bathroom

3 show ers

2 WC

3 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

02/07/2025 - Prix T.T.C



Villa 130 Genas

You will easily imagine yourself in this exceptional villa located in the peaceful & popular town of Genas in the east of Lyon. Like an air of escape & travel from the spacious entrance with storage where you will be bathed in exoticism with these plants and trees immersed inside, which offer an incredible view to the open dining room and living room. Around these trees, which create a magnificent vegetal picture, you will also find the independent glazed kitchen with access to the terrace thanks to the bay windows which open entirely to the outside. Adjoining cellar and another access to a large fitted workshop and bay window. You can also discover the dining room from the kitchen or the entrance, bathed in light thanks to its bay windows which offer a view of the outside and the swimming pool. Continuing below, the visit opens onto a large living room with fireplace, with, here too, a view of the outside, an impression of life "inside outside". An office space completes this huge living space. This villa offers great living comfort thanks to its 3 bedrooms on one level, 2 shower rooms and separate toilets. A staircase leads you upstairs exclusively dedicated to the master suite with bathroom, dressing room and 2 terraces, in complete privacy. And to idealize all the qualities of this

