

€ 1 095 000

For sale villa

9 rooms

Surface : 284 m²

Surface of the living : 60 m²

Surface of the land : 1666 m²

Hot water : Pompe à chaleur Individuelle

External condition : Bon état

Features :

fireplace, double glazing, Fenêtres coulissantes, Ventilation simple flux, electric shutters, Clôture, Alarme, Portail électrique, Vidéophone, pool

4 bedroom

1 bathroom

2 show ers

2 WC

2 garage

3 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

04/05/2025 - Prix T.T.C



Villa 264 Saint-Priest

Just a stone's throw from the heart of Saint-Priest village, this superb villa with 284 m² of living space and over 425 m² of floor space is ideally located in a secure residence, on a large 1666 m² wooded plot with unobstructed views. It offers a rare living environment that's both serene, spacious and functional. From the moment you enter, the tone is set: generous volumes, through-lighting and a warm ambience. The living room, extended by a small, intimate sitting room, invites you to relax by the fire, while the convivial dining room beckons large tables. The independent, fully-equipped kitchen opens onto a covered terrace, perfect for summer meals. Below, a second southwest-facing terrace unveils a heated swimming pool and manicured garden, ideal for precious moments with family or friends. The first floor also features a large, bright office, discreet laundry room and separate toilet, for seamless day-to-day organization. Upstairs, a charming solid wood landing leads to a master suite with panoramic views of the village and garden, complete with private bathroom. Two further bedrooms, a modern shower room and a second toilet complete this level, designed for the comfort of all. The semi-buried basement offers a nice surprise: a very large bedroom with its own



Géorisques website: www.georisques.gouv.fr

Fees and charges :

1 095 000 € fees included