

Price on request

For sale villa

8 rooms

Surface : 301 m²

Surface of the living : 40 m²

Surface of the land : 1008 m²

Hot water : Chaudière Individuelle

External condition : Bon état

Features :

Adoucisseur d'eau, Air conditionné,
Aspiration centralisée, double glazing,
Fenêtre aluminium, Fenêtres coulissantes,
Internet, Ventilation simple flux, electric
shutters, Clôture, Fibre optique, Alarme,
Interphone, Portail électrique, Porte blindée,
pool

5 bedroom

1 bathroom

3 showers

3 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

12/07/2025 - Prix T.T.C



Villa 279 Genas

This architect-designed property, with over 301 m² of living space and 476 m² of floor space, embodies the perfect blend of contemporary design, generous volumes and exceptional features. Set in 1,008 m² of landscaped grounds, it offers a rare art of living, enhanced by a 13 m x 4 m heated magnesium swimming pool, a bioclimatic terrace and a carefully landscaped garden. The first floor opens onto a majestic 27 m² hall, followed by a luminous living space with elegant lines: top-of-the-range custom Caesar kitchen, 30 m² dining room, 40 m² living room. A master suite with dressing room and shower room, plus an additional bedroom (with shower room option) complete this level. Upstairs are 3 bedrooms, including a junior suite with dressing room and shower room, a large bathroom, and a TV room that could be converted into a 6th bedroom or study. A fully finished basement with a 50 m² garage and outbuildings completes this well-thought-out property. Top-level amenities: motorized shutters, acoustic ceilings up to 3 m, underfloor heating, air conditioning, noble materials and outstanding finishes, etc. A rare, confidential and refined property, just a few minutes from Lyon. Information on the risks to which this property is exposed is available on the Géorisques

