

Contemporary 4-bedroom architect designed home with pool, peaceful garden & panoramic countryside views

EXCLUSIVE



INFORMATION

Town:	Saint-Genis-Laval
Department:	Rhône
Bed:	4
Bath:	2
Floor:	178 m2
Plot Size:	1453 m2

IN BRIEF

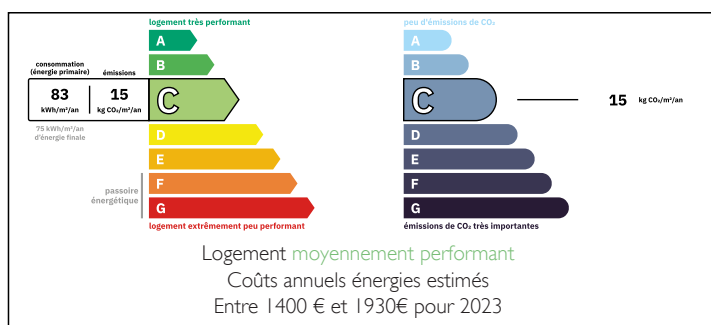
In Saint-Genis-Laval, nestled in a protected environment, this recently built architect-designed house of 178 m² captivates with its contemporary lines, exceptional natural light, and panoramic views of the surrounding countryside. In immaculate condition, it boasts high-end features: underfloor heating throughout, large bay windows with programmable roller shutters, integrated lighting, and premium appliances.

The elegant and inviting living area combines an open-plan kitchen, dining room, and cozy living room, all bathed in light. The sleeping quarters offer four uniquely proportioned bedrooms, including a superb suite with a bathroom and dressing room opening onto the landscape. Upstairs, a bright relaxation area inspired by catamaran nets creates an original and airy living space.

Outside, a landscaped garden with no overlooking neighbors, a south-facing exposed concrete terrace, an intimate patio, and a pool area combine to create

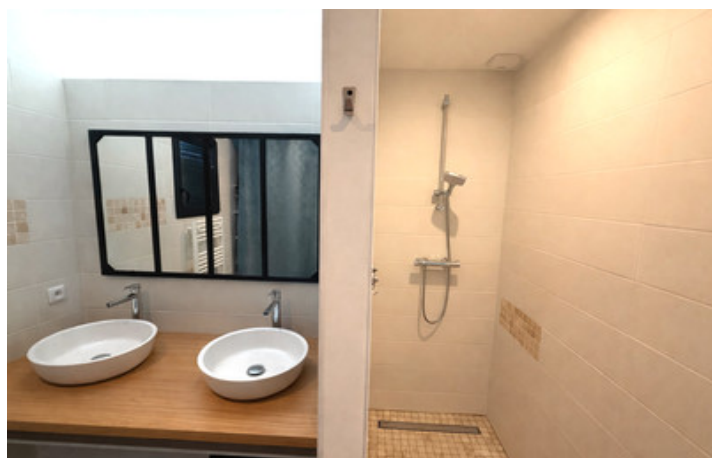


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 3500 EUR

NOTES

DESCRIPTION

Saint-Genis-Laval is a highly sought-after suburb just southwest of Lyon, offering a perfect balance of tranquillity and convenience. The town is well-served with quality schools, from kindergartens to secondary education, making it ideal for families. Daily needs are easily met with supermarkets, boutiques, cafés, and local markets all within close reach. For commuters, public transport connections are excellent, with bus lines linking directly to Lyon city center and nearby train stations providing fast regional access, while major roads make car travel straightforward. Residents enjoy the peace of a suburban setting without sacrificing accessibility to the city's amenities and cultural life.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>