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## Villa with landscaped garden close to the center

**Saint Genis Laval , Rhône , Auvergne-Rhône-Alpes**



**€1,040,000**

inc. of agency fees

3 Beds 1 Baths 226 sqm 0.24 ha

Nestled in Saint-Genis-Laval, this 226sqm house extends over a vast landscaped plot of 2,400sqm, decorated with a pond, offering a peaceful and enchanting living environment. Featuring several bright...

### At a Glance

<b>Reference</b>	MFH-EAL8432	<b>Near to</b>	Saint Genis Laval	<b>Price</b>	€1,040,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	226 sqm
<b>Land</b>	0.24 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled in Saint-Genis-Laval, this 226sqm house extends over a vast landscaped plot of 2,400sqm, decorated with a pond, offering a peaceful and enchanting living environment. Featuring several bright rooms, this atypical property offers a relaxing and very calm setting. The interior spaces consist of large living rooms, where natural light floods in thanks to the large bay windows. The sleeping area upstairs offers three bedrooms and a bathroom. In the basement, a converted space can be transformed according to your desires.

Outside, the landscaped garden is a true haven of peace. The pond, in the middle of this lush greenery, creates a serene atmosphere, perfect for recharging your batteries. The outdoor spaces are ideal for outdoor receptions, with large terraces inviting you to enjoy sunny days. The geographical location of this house allows you to enjoy peace and quiet while remaining close to amenities and transport, thus combining the best of both worlds. Work is to be expected on the interior of the house. A barn to renovate is located at the bottom of the garden to give free rein to your imagination. Estimated average amount of annual energy expenditure for standard use, indexed to the years 2023: between EUR1,420 and EUR1,990 DPE D / GES B

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€1,040,000

### Key Information

Year Built:	1981
Internal Area:	226 sqm
Land Area:	0.24 ha
Has a Garden	Yes

### Location: Auvergne-Rhône-Alpes



## Gallery





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