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## Villa on the heights of the village of Saint-Priest

**Saint Priest** , Rhône , Auvergne-Rhône-Alpes



**€840,000**

**inc. of agency fees**

**3 Beds   1 Baths   197 sqm   0.12 ha**

Nestled in one of the most sought-after areas of Saint-Priest Village, this 200 sqm architect-designed villa seduces with its unique character, its spectacular...

### At a Glance

**Reference** MFH-EAL11205

**Bed** 3

**Land** 0.12 ha

**Near to** Saint Priest

**Bath** 1

**Pool** Yes

**Price** €840,000

**Hab.Space** 197 sqm

**Land Tax** N/A

### Property Description

Nestled in one of the most sought-after areas of Saint-Priest Village, this 200 sqm architect-designed villa seduces with its unique character, its spectacular volumes and its perfect integration into a green environment, without any vis-à-vis.

Located within a gated residence, on a wooded plot of 1,240 sqm, this rare property offers a panoramic view of the surrounding nature. It also benefits from walking access to the T2 tram (10 minutes away), as well as to the village school and shops.

From the entrance, the tone is set: a 5-meter-high bay window bathes the hall in natural light and highlights a custom-made ash staircase. This level leads to two bedrooms, one of which is designed as a separate 22 sqm studio with private exterior access, a modern shower room, toilets, as well as access to the 50 sqm double garage, insulated and equipped with a motorized door.

On the lower floor, accessible via the staircase, the living room of more than 100 sqm impresses: double height ceiling, large central double fireplace, library area, fitted kitchen with pantry and ventilated cellar, all opening onto a large panoramic terrace thanks to large K-Line aluminum bay windows - a true extension of the interior to the exterior. On the night side, a master suite with a view of the greenery has an intimate terrace, a custom-made dressing room, a bathroom with bathtub and shower, as well as private toilets.

Below, the salt pool (renovated in 2024 with reinforced PVC liner) becomes a true haven of relaxation, bordered by several outdoor spaces which extend harmoniously onto the wooded grounds.

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR2,170 and EUR2,990 per year (subscription included)

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€840,000

Key Information

Year Built:	2006
Internal Area:	197 sqm
Land Area:	0.12 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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**S. and L. BROWN**



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