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Villa on the heights of the village of Saint-Priest

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



€800,000

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 style, impressive...

At a Glance

Reference MFH-EAL11205-1

Bed 3

Land 0.12 ha

Near to Saint Priest

Bath 1

Pool Yes

Price €800,000

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 style, impressive volumes, and perfect integration into a green setting, without any overlooked vis-à-vis. Located in the heart of a gated and secure residence, on a wooded plot of 1,240 sqm, this rare property offers unobstructed views of the surrounding nature. Only a 10-minute walk from the T2 tram, the school, and the village shops, it benefits from a location as peaceful as it is convenient. From the entrance, the tone is set: a 5-meter-high bay window floods the hall with natural light and enhances a custom-made ash staircase. This level accommodates two bedrooms, including a separate 22 sqm studio with private exterior access, a contemporary shower room, a separate toilet, as well as a spacious 50 sqm double garage, insulated and equipped with a motorized door. The lower floor reveals a spectacular living room of over 100 sqm, with double-height ceilings, a central double-hearth fireplace, a library area, an open-plan kitchen equipped with a pantry and a ventilated cellar. Large K-Line aluminum bay windows offer a fluid continuity towards a panoramic terrace, a true extension of the interior space. The sleeping area consists of a master suite with an intimate terrace and a view of the greenery, a custom-made dressing room and a bathroom with a bathtub, walk-in shower and private bathroom. Below, the salt-water swimming pool, renovated in 2024 with a reinforced PVC liner, stands out as a haven of peace. It is bordered by multiple landscaped outdoor spaces, perfectly integrated into the landscaped garden. 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	€800,000

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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