

In Saint Genis Laval, a rare and unusual haven of peace with a private water park on 2500 m² of land.



INFORMATION

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|-------------|---------------------|
| Town: | Saint-Genis-Laval |
| Department: | Rhône |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 226 m ² |
| Plot Size: | 2500 m ² |



IN BRIEF

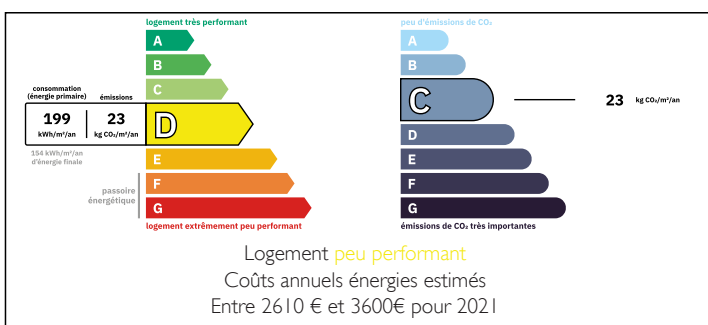
Tucked away at the end of a quiet cul-de-sac, this stunning 226 m² home will charm you with its exceptional character and its uniquely landscaped 2,450 m² park. A true oasis, the garden features a beautiful pond filled with koi carp, charming bridges, a designer fountain, and lush vegetation worthy of a botanical garden.

The 30 m² veranda and the 59 m² living area offer full immersion in this dreamlike setting. In addition to 3 bedrooms and a semi-buried basement, enjoy a spa room complete with sauna and jacuzzi.

For mechanics enthusiasts or craftsmen, a vast 183 m² garage (with rental potential) completes the property. A home where nature, water, and comfort intertwine in perfect harmony.

Ideally located in Saint-Genis-Laval: close to shops, metro B, Lyon Sud hospitals, schools, cinema, and

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.



DESCRIPTION

Saint-Genis-Laval offers an exceptional quality of life just 8 km from downtown Lyon, combining verdant surroundings with excellent urban connectivity. It is one of the greenest suburbs in the Lyon Métropole, dotted with parks such as Beauregard and wooded hillsides traversed by scenic walking routes and cycle paths

The recent extension of Metro Line B, which reached Saint-Genis-Laval in October 2023, provides swift access to Lyon's center in under 10 minutes, complemented by robust bus services and a large park-and-ride terminal

Locally, residents enjoy seamless access to a lively town center, vibrant markets, cultural venues like the cultural centre "La Mouche," sports facilities, and a broad range of shops and services—while still retaining a tranquil, village-like ambiance

From a community standpoint, the town is noted for its friendly, family-oriented atmosphere and strong local associations. One resident praised its "calme et la propreté," while another highlighted the "espaces verts, le compromis entre ville et campagne" and excellent local commerce and transport connections

Economically, Saint-Genis-Laval hosts over 1,000 businesses and nearly 10,000 jobs across diverse sectors, creating local employment opportunities and commercial vitality

Whether you're a family, active professional, or retiree, the town strikes a successful balance between nature, convenience, and community spirit.

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

LOCAL TAXES

Taxe foncière: 1750 EUR

Taxe habitation: EUR

NOTES