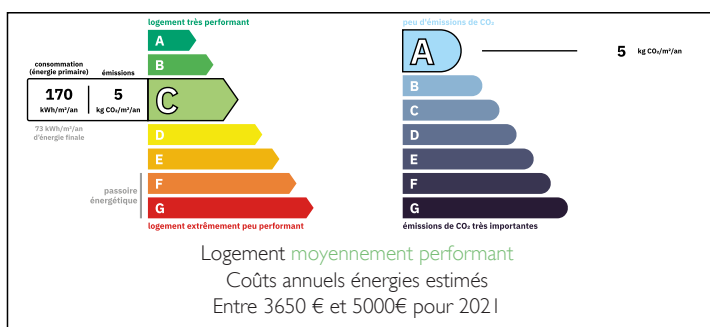


An exceptional property in absolute tranquility, set on the observatory plateau in St Genis Laval



ENERGY - DPE



INFORMATION

Town:	Saint-Genis-Laval
Department:	Rhône
Bed:	7
Bath:	3
Floor:	288 m ²
Plot Size:	3200 m ²

IN BRIEF

Located on the highly sought-after Observatoire plateau in Saint-Genis-Laval, this exceptional property offers a privileged living environment, ideal for entertaining family and friends in a peaceful, verdant setting. Situated at the end of a cul-de-sac, it enjoys absolute tranquility while remaining just five minutes from all amenities.

The main house offers approximately 300 m² of living space, designed around the art of living and sharing. The spacious living room, opening onto the swimming pool, naturally invites conviviality. The kitchen with a dining area, facing the landscaped garden, harmoniously complements this space. The property includes four comfortable bedrooms.

Designed for well-being, the property features a swimming pool with a fully equipped pool house, a sauna, a pétanque court, and pergolas, offering a true outdoor lifestyle as soon as the weather warms

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

Living in Saint-Genis-Laval offers a pleasant balance between a calm residential environment and easy access to Lyon. The town has a good range of schools (public and private), making it suitable for families, along with everyday local commerce such as shops, markets, cafés, and services that meet daily needs. Transport links are a major advantage: buses connect the town to Lyon, and the metro line B provides fast access to the city center, while major roads make commuting convenient. Overall, Saint-Genis-Laval combines quality of life, practicality, and strong connectivity.

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

LOCAL TAXES

Taxe foncière: 5021 EUR

Taxe habitation: EUR

NOTES