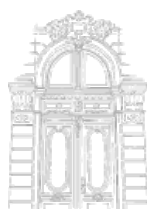
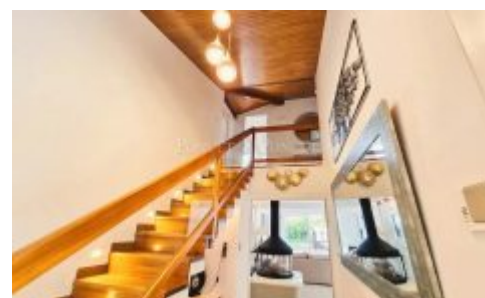


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L'Immobilier d'Exception
— FRANCE —

MAISON AU CALME SUR UNE JOLIE PARCELLE PAYSAGÉE



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L'Immobilier d'Exception

FRANCE

MAISON AU CALME SUR UNE JOLIE PARCELLE PAYSAGÉE

Just minutes from local amenities, tramway line 2, and major road connections, this discreet property perfectly balances convenience and tranquility. Set in a preserved environment and sheltered from view, it offers a rare and peaceful lifestyle.

Spanning approximately 175 sqm, the villa impresses from the moment you enter with its striking volumes and abundant natural light. The main living area, enhanced by a cathedral ceiling, extends over 60 sqm and opens seamlessly onto the outdoor spaces. The kitchen is elegantly integrated into this welcoming and refined setting.

The ground floor also features a bedroom, a shower room, a utility room, and a separate 21 sqm space, ideal for a professional activity or private use.

Upstairs, two spacious suites with built-in storage each benefit from their own private terrace overlooking the pool. A bathroom with balneotherapy completes this level, along with an additional space that can be customized to suit your needs.

Outdoors, the landscaped garden, bathed in sunlight throughout the day, showcases a heated and illuminated swimming pool, surrounded by exotic wood terraces and secured with a submerged rolling cover.

An independent 20 sqm guest house facing the pool provides the perfect space to host family and friends in complete privacy.

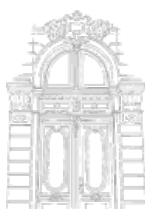
The property also allows for parking of several vehicles within the grounds.

High-quality features and finishes include large-format 90x90 tiling, a designer Focus fireplace, underfloor heating, reversible air conditioning, a water softener, and photovoltaic panels.

Contact : Ivan BUCHEL - 06 85 51 29 99

Prix : 879 000 € FAI

Réf. 2163IB PP.



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