

Stunning new build 3 bedroom apartment for sale in the 8th arrondissement of Lyon. Delivery 3rd quarter 2024.



## INFORMATION

Town:	Lyon 8e Arrondissement
Department:	Rhône
Bed:	3
Bath:	1
Floor:	82.13 m2
Outside Space:	82 m2

## IN BRIEF

Three bedroom 4th floor apartment with a fabulous large terrace for sale off plan in the quiet 8th arrondissement of Lyon. Set in a stunning new development of 26 apartments ranging in size from studio to 3 bedrooms. Private underground parking space.

## 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

The apartment ref A41

Open plan kitchen/ living room 32.64 m<sup>2</sup> with French doors leading out on to the terrace.

Bedroom 1 – 13.40 m<sup>2</sup> - with en suite shower room.

Bedroom 2 - 9.03 m<sup>2</sup> with access on to a small balcony

Bedroom 3 – 9.05 m<sup>2</sup>

laundry 1.77 m<sup>2</sup>

Bathroom 4.68 m<sup>2</sup>

WC 1.37 m<sup>2</sup>

Total habitable space 82.13m<sup>2</sup>

Small residence of 26 apartments conveniently located just 200m from the T4 Tramway stop of "Lycee Lumiere. You can be at Part Dieu in 10 minutes.

The Area:

A peaceful location well served by public transport and still close to the heart of Lyon makes this new development a great choice whether it is for your own user or as an investment

Transport/ Access

Tramway lines T2 and T4 close to the development. Easy access to motorways and Lyon airport

List of options

A range of apartments from studio to 4 bedroom - please ask for further details. Prices start from 289 000€

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

## NOTES