

An off plan 2 bedroom 1st floor apartment for sale with private parking, easy transport links to Lyon.



INFORMATION

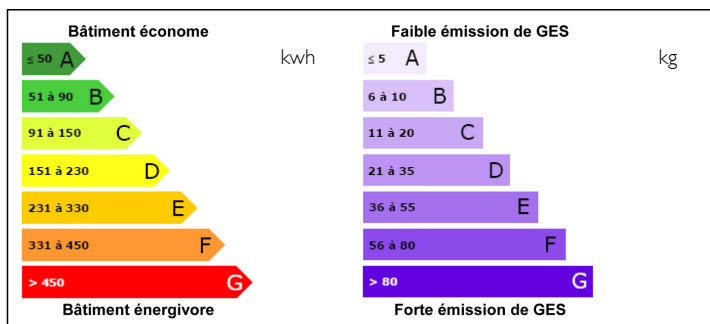
Town:	Rochetaillée-sur-Saône
Department:	Rhône
Bed:	2
Bath:	1
Floor:	64.31 m2
Outside Space:	8 m2



IN BRIEF

A modern newbuild 2 bedroom apartment of 64.31m2 for sale in Rochetaille-sur-Saone just 10km north of Lyon. Delivery is scheduled for October 2024. Eligible for Loi Pinel for French fiscal residents

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: A21

A two bedroom apartment of 64.31m² with a loggia accessed by double French windows from the double aspect open plan living area of 28.52m².

Built in storage in the hall

Bedroom 1 - 12.42m²

Bedroom 2 – 10.79m²

Bathroom 5.66m² plus independent WC

RESORT/TOWN/ VILLAGE/AREA:

Well located with shops, sporting venues , schools and cultural venues in close proximity.

TRANSPORT/ ACCESS:

Bus lines 40 and 70 are a 3 minute walk from which point you can head directly into the centre of Lyon and link up with the Metro lines A & D. Further new bus routes are under development and will link Lyon.

THE DEVELOPMENT:

Set in a small new development with stunning views of the Saone valley and the Monts d'Or hills. The 5 low rise buildings are set around landscaped grounds.

LIST OF OPTIONS AVAILABLE:

Apartments range in size from 1 to 4 bedrooms, all with private parking and balcony, terrace or loggia. Prices range from 284 000€ to 786 000€

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

NOTES