

Stunning 4 bedroom newbuild duplex for sale. Balcony, patio, parking for 2 cars. Delivery date: End of 2025



## INFORMATION

Town:	Genay
Department:	Rhône
Bed:	4
Bath:	2
Floor:	136 m2
Outside Space:	121 m2

## IN BRIEF

A spectacular duplex apartment first floor and top floor off plan of 136.82m2 with 4 bedrooms, a balcony of 17.86m2 and a patio of 100.34m2 views over the Monts Lyonnais. Two parking spaces and close to transport links.



## 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

### Layout:

Entrance hall (with cupboard): 4.36 m<sup>2</sup>

Open plan living/kitchen: 50.43 m<sup>2</sup>

Bedroom 1: 14.58 m<sup>2</sup>

Shower room 1: 2.48 m<sup>2</sup>

Pantry : 1.20 m<sup>2</sup>

WC 1 : 1.48 m<sup>2</sup>

Bedroom 2: 14.58 m<sup>2</sup>

Bedroom 3 (with cupboard): 13.34 m<sup>2</sup>

Bedroom 4 (with cupboard): 13.19 m<sup>2</sup>

Bathroom (with bath): 4.30 m<sup>2</sup>

Shower room 2: 2.48 m<sup>2</sup>

Utility room: 3.97 m<sup>2</sup>

WC 2 : 1.85 m<sup>2</sup>

Hallway: 8.58 m<sup>2</sup>

Total living area: 136.82 m<sup>2</sup>

Balcony: 17.86 m<sup>2</sup>

Patio: 100.54 m<sup>2</sup>

Store cupboard: 2.18 m

Total exterior: 120.58m<sup>2</sup>

2 garages

## NOTES

Contemporary architecture and construction of high quality for living comfortably in a beautiful wooded park with views over the Lyonnaise hills. A haven of peace with easy access to the town and all its amenities. The residence is of human size and gives the impression of living in an individual house.

Flooring throughout is tiled except the bedrooms that have laminated flooring.

The balcony and patio have ceramic tiles.

Bathrooms have a heated towel rail and a washbasin unit with a backlit mirror. WC is suspended.

The apartment has double glazing and underfloor heating, by individual heat pump with reversable function.

### NEARBY:

St Didier au Mont d'Or has all the necessary shops and services, post office, pharmacy, and restaurants. There is a playground, a basketball court, and a gym within 500m of the residence.

Nearby there is a creche, 3 junior schools and a