

Lovely 2 bedroom newbuild apartment for sale in a small upmarket residence, patio, garage. Delivery end 2025



INFORMATION

Town:	Saint-Didier-au-Mont-d'Or
Department:	Rhône
Bed:	2
Bath:	1
Floor:	65 m2
Outside Space:	17 m2

IN BRIEF

A huge garden level apartment, southwest facing, off plan, of 104m2 with 2 bedrooms, a patio of 16.70m2 with views over the Monts Lyonnais, and a garage. Set in a wooded park, 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 (with cupboard) 9.23 m²
Living/kitchen 24.19 m²
Bedroom 1 (with cupboard) 11.09 m²
Bedroom 2 10.36 m²
Bathroom 4.91 m²
WC 1.93 m²
Utility room 3.77 m²
Exterior
Patio 16.70 m²
Garage

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/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 secondary school.

TRANSPORT

Bus stop within 250 of the residence
33km to Lyon St Exupéry airport
12km to Lyon Part Dieu station
3.5km to the A6

THE RESIDENCE

Set in a huge, wooded park, this small, low-rise

NOTES