

Lovely third floor 1 bedroom new build apartment with balcony in the heart of Lyon, close all transport links

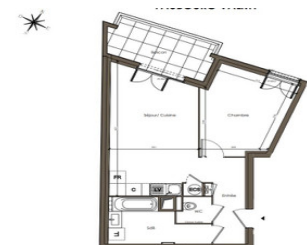


INFORMATION

Town:	Lyon 9e Arrondissement
Department:	Rhône
Bed:	1
Bath:	2
Floor:	45.26 m2
Outside Space:	7 m2

IN BRIEF

A must see new development in Lyon 9th Vaise district. A fashionable address these apartments are all designed with balconies and or terraces to allow light to fill the rooms. In the heart of Lyon close to all amenities and transport links.



ENERGY - DPE



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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 One bedroom apartment 3rd floor

Open plan living room/kitchen of 21.57m² with access onto the balcony

Bedroom : 12.09m²

Bathroom : 6.52m²

Entrance hall : 3.58m²

WC : 1.50m²

Total living area : 45.26m²

Balcony : 7.31m²

Delivery Q4 2024

A fashionable address, close to all amenities. Lyon 9th district, in the heart of Lyon and walking distance to a variety of transport links. A real quartier with 60 shops nearby this new build development of 32 apartments over 4 floors is ideally located for the city dweller.

Designed with premium prestations each apartment has its own balcony and or terrace allowing natural light to enter into the open plan living/kitchen area. All the apartments have tiled floor in the entrance, living and wet rooms and the bedrooms have oak parquet flooring. Most of the apartments have built in storage space, bathrooms with a bathtub and all have quality fixtures and fittings.

TRANSPORT

On foot:

3 min to the metro Valmy line D

9 min to Vaise train station

Less than 3 min to the nearest secondary school

Less than 5 min to the nearest infants and primary schools

6 min to the campus HEP Lyon - René Cassin

By car :

20 min to the ZA Techlid, economic hub in west Lyon

30 min to Lyon Saint-Exupéry International Airport

1.5km to join the motorway to Lyon centre, Paris or

NOTES