

Light filled three bedroom apartment with balcony and terrace on the 4th floor of this new build development.

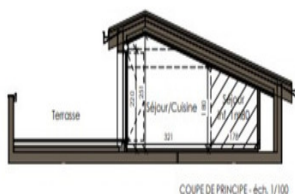
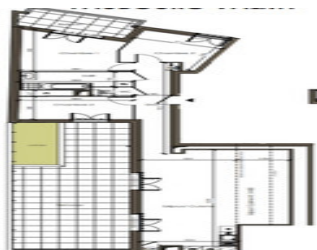


INFORMATION

Town:	Lyon 9e Arrondissement
Department:	Rhône
Bed:	3
Bath:	1
Floor:	84.34 m2
Outside Space:	52 m2

IN BRIEF

Must see new development in Lyon 9th Vaise district. 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



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 Three bedroom 4th floor

Open plan living room/kitchen of 36.35m² with access onto the terrace

Bedroom 1 : 13.12m² with access to the balcony

Bedroom 2 : 10.49m²

Bedroom 3 : 9.64m²

Hallway : 7.14m²

Bathroom : 6.48m²

WC : 1.12m²

Total living area : 84.34m²

Terrace : 44.47m²

Balcony : 7.31m²

Total outside area 51.78m²

2 parking spaces

Delivery Q4 2024

NOTES

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 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 :

UK: 08700 11 51 51 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr