

Spacious second floor, new build apartment with three bedrooms, large balcony and garage.



INFORMATION

| | |
|----------------|---------|
| Town: | Trévoux |
| Department: | Ain |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 91 m2 |
| Outside Space: | 13 m2 |

IN BRIEF

Situated at the entrance to the Dombes and Grand Lyon this high quality 3 bedroom newbuild apartment is for sale in Trévoux. This second floor apartment boasts a large balcony and a garage. Delivery date: Third trimester 2024.



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

Living room/kitchen/hallway/entrance : 49.66m²

Bedroom 1 : 11.61m²

Bedroom 2 : 9.26m²

Bedroom 3 : 9.21m²

Bathroom : 4.99m²

WC : 2.08m²

Pantry : 4.07m²

Total living space: 90.96 m²

Balcony : 12.61m²

Total outdoor space : 12.61m²

Trévoux is the historic capital of the Dombes with a fortified castle and preserved town centre. There are all the amenities for modern life from shopping, in the supermarket or in the outdoor market to playing sports, enjoying the parks, and walking along the banks of the Saône, with plenty of cafes and restaurants along the way to sit and people watch and enjoy the scenery and relax in the calm atmosphere of this lovely town.

The development is within walking distance of schools, the nearest bustop, and the riverside.

TRANSPORT:

1 km from the centre of Trévoux

7 km from the TER Gare d'Anse

10 km from Villefranche sur Saône

25 km from Lyon

42 km from Lyon Saint Exupéry International airport.

THE DEVELOPMENT:

A small low-rise development of 4 buildings all orientated to make the most of the natural light, each apartment has its own private outdoor space; balcony and/or garden and parking space.

LIST OF OPTIONS AVAILABLE:

There are other options available two bedroom and three bedroom apartments prices range from 235,000 euros to 356,000 euros.

NOTES