

Spacious new build two bedroom apartment with south facing balcony and parking in central Lyon



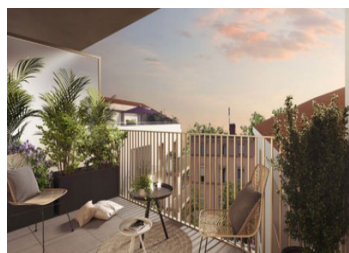
INFORMATION

| | |
|----------------|------------------------|
| Town: | Lyon 9e Arrondissement |
| Department: | Rhône |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 67.57 m2 |
| Outside Space: | 7 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 Two bedroom 4th floor

Open plan living room/kitchen of 35.59m² with access onto the balcony

Bedroom 1 : 11.63m²

Bedroom 2 : 14.09m²

Bathroom : 4.82m²

WC : 1.44m²

Total living area : 67.57m²

Balcony : 7.10m²

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 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 Marseilles

Access to the peripheric north "Porte de Vaise"

NOTES