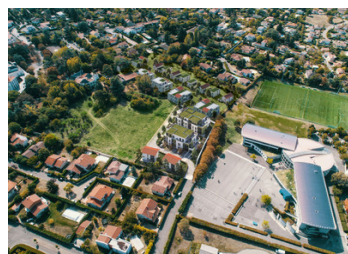


T2 in Ste Foy Les Lyon in a high-end residence, apartment with large terrace and 131 m garden



INFORMATION

Town:	Sainte-Foy-lès-Lyon
Department:	Rhône
Bed:	1
Bath:	1
Floor:	55 m2
Outside Space:	76 m2

IN BRIEF

(69110) Sainte Foy Les Lyon, allée Claude Farrère, 2 rooms (T2 - one bedroom) 55 m² + terrace of 21 m² + garden of 55 m². On the ground floor.

Ideally located in the heart of this calm and very dynamic town, this south-west facing, spacious and bright apartment offers high standard services in the small "Séquence" residence with 22 apartments. Located in a natural setting, the apartment has a living room of 32 m², a bedroom of 12 m² and a bathroom with separate WC.

With 3 large French windows and an ideal south and west exposure, your future living room opens directly onto the terrace and the garden; an ideal organization of space to enjoy the slightest ray of sunshine all year round and to have meals with family or friends on the terrace or in the garden.

ENERGY - DPE

DPE not required.

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

This harmonious and human-sized ensemble consists of 2 buildings on 3 floors and 2 spacious houses, nestled in a natural setting. The contemporary style, both bright and refined, is expressed with elegance. The facades are punctuated by the choice of different shades of plaster: tinted with white, brown or shade. The whole is sublimated by the gradation of transparency of the guardrails and the aluminum joinery. The play of volumes and hooks animates the architectural style for a resolutely modern result. Finally, pride of place is given to green spaces to affirm, here and there, the intimate character of this new residence.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES