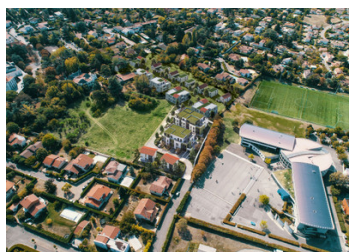


T3 in Ste Foy Les Lyon (69) in a luxury residence, apartment of 74 m with balcony. delivery T2 / 2023



## INFORMATION

Town:	Sainte-Foy-lès-Lyon
Department:	Rhône
Bed:	2
Bath:	1
Floor:	74 m2
Outside Space:	9 m2

## IN BRIEF

(69110) Sainte Foy Les Lyon, allée Claude Farrère, 3-room apartment of 74 m<sup>2</sup> (T3 - two bedrooms) + Balcony of 9 m<sup>2</sup>. First 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 33 m<sup>2</sup>, two bedrooms of 11 m<sup>2</sup> and 12 m<sup>2</sup>, a bathroom with separate toilet and a laundry room. Equipped with 2 large French windows and an ideal south and west exposure, your future living room has a 9 m<sup>2</sup> balcony to fully enjoy the sun and the sweetness of the place.

Quiet and functional, it is resolutely optimized, offering a well-designed living space offering all the comforts of a small...

## 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

Spacious and bright apartment with high standard services that meet the high standards and standards desired by the manufacturer.

Inside, there is comfort and well-being. The generous volumes of the living rooms enjoy remarkable light received through large bay windows.

Extended outdoor spaces, the apartments meet your desires for large spaces, lulled by nature.

- Individual heating with underfloor heating.
- Large format 60x60 tile with rectified edge.
- Laminated wood floors in the bedrooms.
- Towel dryer, vanity unit and large-format earthenware in the bathrooms.
- Hansgrohe taps in the bathrooms.
- Wall-hung WC.
- Double glazed aluminum exterior carpentry with motorized blinds.
- Insulated BPI certified landing doors with A2P \* classified security lock.
- Pre-wired basement for recharging electric vehicles

### THE PERFECT MATCH BETWEEN A DYNAMIC SPIRIT AND A COUNTRY ATMOSPHERE

An attractive town with a well-preserved living environment, Sainte-Foy-lès-Lyon sits overlooking the renowned 5th arrondissement of Lyon, just 10 minutes \* from Place Bellecour.

Bordered by the Yzeron, a small tributary of the Rhône, and by the green belt, a site of ecological interest, it has been able to protect its natural environment, even in the heart of the city. Its 5 parks and large flower-lined avenues lined with trees offer an idyllic setting for walking or cycling and living a serene daily life a few minutes by car from Lyon. Sainte-Foy-lès-Lyon is distinguished by its dynamic spirit, the richness of its cultural life and its rural atmosphere. Well-equipped, suburban and with bucolic charm,

## LOCAL TAXES

Taxe habitation: EUR

## NOTES