

Bright new build T3 APARTMENT with balcony and garage facing South East in a commercial and dynamic area.

INFORMATION

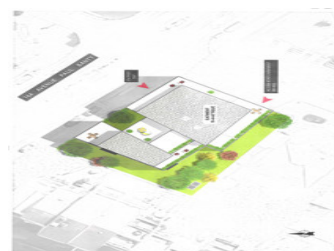
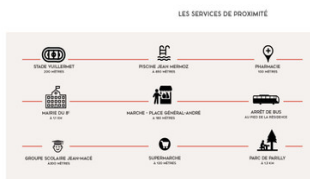
Town:	Lyon 8e Arrondissement
Department:	Rhône
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	0 m2

IN BRIEF

At the corner of Avenue Paul Santy and Rue Hugues Guérin, Villa Mia is nestled in a quiet residential area. The commercial heart of the La Plaine district is just a 2-minute walk away!

The all-white residence has been designed as a link between a suburban fabric and the collective housing found on Avenue Paul Santy. The main volume, with a 4-storey+attic floor plan, is divided into a series of recesses and heights.

The ensemble is particularly bright, and the landscaped breathing space with large trees provides a green setting. The architecture of Villa Mia offers future residents pleasant terraces, as well as direct access to gardens for the ground floor flats.



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

Lyon is: less than 2 hours from Paris and Marseille by TGV, 1h45 from Geneva and 3h30 from Turin by car

The first ski resorts of the Northern Alps are 1h30 away

Lyon Saint Exupéry international airport and its 128 destinations

3 train stations in the city of Lyon (Part-Dieu, Perrache, Jean-Macé)

and the Lyon Saint-Exupéry TGV station, TER links with the 5000 stations in Auvergne-Rhône-Alpes

Lyon's 8th arrondissement is a mosaic of neighbourhoods and villages with over 85,000 inhabitants.

On the border with Vénissieux and Bron, the 8th arrondissement is undergoing a major urban transformation, without denying its industrial past.

The new buildings are part of an urban landscape dotted with shops and local services.

The district is linked to the Bellecour, Confluence and La Part-Dieu districts by the metro, 4 tramway lines

and 8 bus lines.

Villa Mia is located in La Plaine, a residential and shopping district in the south of Lyon's 8th arrondissement

2,700 residents (average age 43) live in a family atmosphere around Place Général André, which forms the heart of the district.

The tranquillity and proximity of shops, schools, leisure and cultural facilities are major assets for La Plaine.

At the corner of Avenue Paul Santy and Rue Hugues Guérin, the Villa Mia residence bridges the gap between a suburban area

and collective housing, 2 minutes' walk from the Place Général André.

LOCAL TAXES

Taxe habitation: EUR

NOTES