

Saint-Cyr-au-Mont-d'Or, new 3 bedroom apartment for sale in the heart of nature. 105m2, large Terrace



INFORMATION

Town:	Saint-Cyr-au-Mont-d'Or
Department:	Rhône
Bed:	3
Bath:	1
Floor:	105 m2
Outside Space:	88 m2



IN BRIEF

Discover this new residence and enjoy a unique living experience in the heart of nature with top-of-the-range services for absolute comfort.

This flat T4 of a surface of 105m2, composed of a stay/living room of a surface of 47.85m2, of three rooms (12.95, 10.67 and 9.92m2), of two bathrooms (5.21 and 3.19m2), a dressingroom 4.83m2, of a storeroom 1.02m2, of an independent WC 2.21m2, Release 7.48m2. The whole completed by a magnificent terrace 88m2. Cellar, Parking

Location

2km from the quays of Saône

3,4Km TER station Collonges les Fontaines

34km from Lyon Saint Exupéry international airport

Bus lines 71, S3 and S16

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

Only 10 kilometres from the centre of Lyon, ideally connected by the A6 motorway, the town of Saint-Cyr-au Mont d'Or is undoubtedly the most popular of the Monts d'Or. This flat enjoys an exclusive location, just a stone's throw from the bus routes to Lyon and close to several public and private schools.

An intimate living space par excellence, the residence features flats ranging from 2- to 5-room units, all of which are double-facing and have large bay windows that let in plenty of light.

Calm and relaxing with its 10,000m² of secure gardens accessible only to residents, this is a unique address.

Features

Large sliding windows in the living room

Aluminium or wooden aluminium joinery with sunshade and electric roller shutters.

Landing door with high resistance to burglary

Wide strip oak parquet flooring in the bedrooms

Individual heating with floor cooling

Fitted and equipped cupboards

Closed box in the basement with socket and ceiling light...

LOCAL TAXES

Taxe habitation: EUR

NOTES

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