

1 bedroom newbuild apartment for sale in the heart of Lyon's 3rd district, close to amenities and transport



## INFORMATION

Town:	Lyon
Department:	Rhône
Bed:	1
Bath:	1
Floor:	44.21 m <sup>2</sup>
Outside Space:	6 m <sup>2</sup>



## IN BRIEF

A smart off plan one bedroom apartment for sale in the sought after Montchat district of Lyon's 3rd arrondissement. Close to local shops, markets and amenities. Set in a small, contemporary residence comprised of 2 low rise buildings, this 44.21m<sup>2</sup> apartment is on the 3rd floor.



## 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

Lot 1

Entrance hall with bathroom to one side. Plumbed in space ready to install washing machine.

Open plan living room/ kitchen of 22.74m<sup>2</sup> with access on to the loggia

Bedroom with built-in storage - 12.96m<sup>2</sup>

In a small contemporary residence, each apartment has a loggia, balcony or garden: You are a short stroll from the Metro D stop and in convenient reach of schools, nurseries, colleges, high schools, sports and cultural facilities, local shops ... all the amenities are there to make your daily life easier. Twice a week, there is a lively local market held in the Place du Château.

Montchat in Lyon is an area renowned for its calm and small streets, the residence marries the charms of contemporary architecture with the spirit of the house. Ideally located a stone's throw from the Georges Bazin park and the T3 tramway, 5 minutes from the village life atmosphere of Montchat and many local shops at Cours Docteur Long. This is a small high-end residence cultivating distinct and elegant living spaces.

The Area:

This emblematic district of the 3rd arrondissement of Lyon is renowned for its impressive 16th century castle. Set away from the center of Lyon yet extremely well connected, Montchat is a world apart with its lovely green squares and quiet streets.

Transport/ Access

By car: Périphérique (ring road) Laurent Bonnevey 7 minutes; A43 motorway 10 minutes, A42 and A46 motorways 15 minutes

List...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES