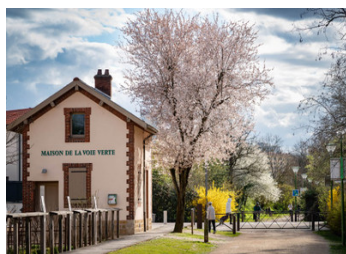


Modern 1 bedroom newbuild apartment for sale in Caluire district of Lyon, great location and transport links



## INFORMATION

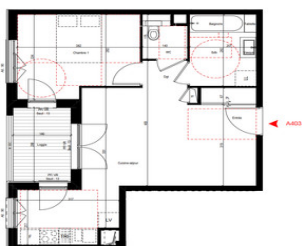
Town:	Caluire-et-Cuire
Department:	Rhône
Bed:	1
Bath:	1
Floor:	48.7 m2
Outside Space:	5 m2

## IN BRIEF

With a variety of apartments ranging from studio to 4 bedrooms this development is in the sought after area of Caluire et Cuire. Please contact us for further information.

SPECIAL OFFER 3 000 € discount per room + notaires fees offered

This 4th floor one bedroom apartment is well laid out with storage as you enter and a corner kitchen.  
Bedroom of 11.8m2  
Bathroom with plumbing for washing machine  
Separate WC  
Loggia 5.2m2



## 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

The town of Caluire-et-Cuire, close to Lyon/Croix-Rousse, combines calm and convenience. It is a green setting close to city life offering peace and serenity on a daily basis. The city promises a balance between active life and relaxation, thanks to its parks and its easy access to urban services. Perfect for enjoying a pleasant living environment, offering an attractive alternative to the hustle and bustle of Lyon.

Lyon, a vibrant city, is renowned for its rich history, architectural beauty, and culinary excellence. Situated at the confluence of the Rhône and Saône rivers, Lyon boasts a UNESCO World Heritage site with its Renaissance old town, Roman ruins, and vibrant Presqu'île district. As France's gastronomic capital, it offers a plethora of renowned restaurants and bustling markets. Lyon's dynamic cultural scene includes numerous museums, theaters, and festivals, making it a lively hub of creativity and tradition. With its blend of historic charm and modern innovation, Lyon is a captivating destination for travelers and a thriving center for residents.

The residence offers apartments, from studios to 5 rooms, where each space is designed to blend into a lush natural setting, with unobstructed views. The top floors offer extensive panoramas over Lyon, the Monts d'Or and in the distance, the line of the Alps and Mont Blanc. This residence stands out for its accessibility: proximity to transport, the Lyon Part-Dieu SNCF train station and close to major routes. The environment, rich in shops and services, promises a unique neighborhood experience. The...

## LOCAL TAXES

**Taxe habitation:** EUR

## NOTES