

Stunning new 3 bedroom apartment for sale in Caluire with parking and huge wraparound balcony



## INFORMATION

Town:	Caluire-et-Cuire
Department:	Rhône
Bed:	3
Bath:	2
Floor:	89.2 m2
Outside Space:	62 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 - notaires fees and discount of 3000Euros per room

This 3 bedroom apartment is also on the sought after top floor with a huge wraparound terrace to enjoy the views over the surrounding countryside towards the mountains.

This 3 bedroom apartment enjoys a spacious light open plan living area and most of the rooms have access on to the huge wraparound terrace. The master bedroom comes with ensuite shower. There is a laundry room and separate WC.



## 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.

### The Residence

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 internal green spaces and the ecological solutions adopted reflect a commitment to sustainable habitat.

### The Region

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Lyon, a vibrant city, is renowned for its rich history, architectural beauty, and culinary...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES