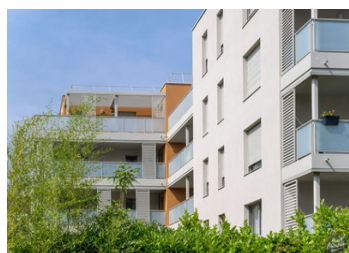


Spacious New 107 m Top-Floor T4 (3 bedrooms) with 75 m Panoramic Terrace • Tassin-la-Demi-Lune



INFORMATION

Town:	Tassin-la-Demi-Lune
Department:	Rhône
Bed:	3
Bath:	3
Floor:	107 m2
Outside Space:	75 m2



IN BRIEF

New top-floor T4 apartment with a full open-air 75 m² terrace offering a true outdoor living space. Bright and spacious living room, 3 bedrooms, 3 shower/bath rooms, and 2 separate toilets for optimal daily comfort. Individual gas heating, recent residence with elevator and private underground parking. Highly sought-after location in Tassin-la-Demi-Lune, close to shops, public transport and quick access to Lyon. A rare, move-in ready property, ideal for those looking for space, natural light and quality of life.

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

New T4 Apartment with 75 m² Terrace – Newly Delivered Residence – Tassin-la-Demi-Lune

Recently completed and delivered: located in the contemporary Les Jardins d'Hypolyte residence in Tassin-la-Demi-Lune, this T4 apartment is fully built, available immediately, and ready to move into.

Situated on the 4th floor with elevator access, it offers 107.35 m² of living space and features a remarkable 75.13 m² full open-air terrace.

A rare opportunity, combining space, natural light and high-quality living, in one of the most sought-after areas of West Lyon.

The entrance opens into a spacious 42 m² living area, filled with natural light thanks to large floor-to-ceiling windows opening directly onto the terrace. The layout allows for a comfortable lounge, dining area and open kitchen, creating a warm and inviting living environment.

The night area includes three well-sized bedrooms (approx. 12–13 m² each), ideal for a family setup, a dedicated home office, or guest accommodation. The apartment offers excellent daily comfort with:

1 bathroom

2 shower rooms

2 separate toilets

The 75 m² terrace is a true private outdoor living space, perfect for outdoor dining, lounge areas, plants or relaxation.

Open views, excellent natural light and preserved privacy — a rare combination for an apartment.

Features & Comfort

Newly delivered residence (2024) — no renovation

NOTES