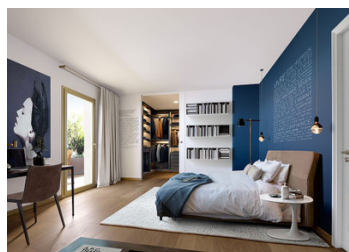


Outstanding new build bedroom apartment for sale in the Caluire et Cuire district, Lyon. Stunning views.



INFORMATION

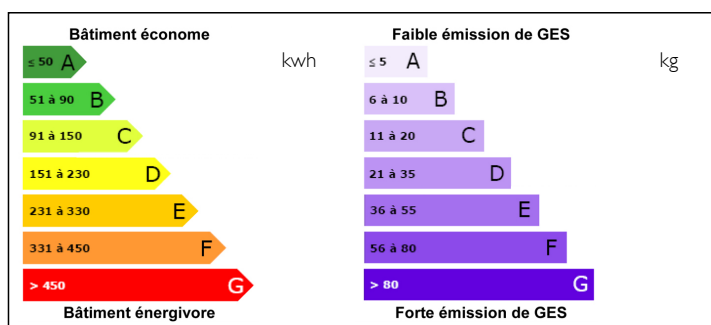
Town:	Caluire-et-Cuire
Department:	Rhône
Bed:	1
Bath:	1
Floor:	46.57 m2
Outside Space:	18 m2



IN BRIEF

Modern off plan 1 bedroom apartment of 46.5m2 for sale enjoying a spacious balcony, private parking and outstanding city views. Set in a small scale development and constructed around a landscaped central courtyard. On the 2nd floor of this grouped, low rise development with a balcony of 11.4m2 and private parking. Delivery date end of 2023.

ENERGY - DPE



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

Apartment ref LC103
Bedroom 12.17m²
Entrance hall 5.55m²
Shower 4.10
Open plan kitchen/ living room 23.46m²
Wc 1.29
Total habitable 46,57 m²
Balcony - 11,4m²

The Region

Situated at the crossroads of Caluire and Croix-Rousse and yet in close proximity to the heart of Lyon, the second French metropolis, the former capital of the Gauls classified as a UNESCO heritage site, renowned for its abundant cultural life, its nighttime lighting and an essential reference in world gastronomy. So desirable, halfway between the sea and the mountains, that it's ranked top in Europe for its quality of life. From the residence, Lyon is easily accessible, on foot, by car, bike, scooter, bus or metro.

Transport/ Access

15 min on foot to the Presqu'île
15 min from Part-Dieu station by bus line 70
15 min on foot to the metro station of Cuire
By car just 10 min to the East Rocade (ringroad) linking all the main motorways,
30 min by car to Lyon Saint-Exupéry Airport

The Development:

Discover this exceptional new residence on the heights of Caluire and Cuire on the edge of the Croix Rousse district, which offers a breathtaking view of the Rhône, Lyon and in particular the Parc de la Tête d'Or. This is a human scale new build comprising only 2 floors and is built around a central courtyard of greenery and well considered landscaping allowing future inhabitants to enjoy the tranquility of the place. The residence is fully enclosed and secure. Ranging from studios to 5 rooms, these apartments,...

NOTES