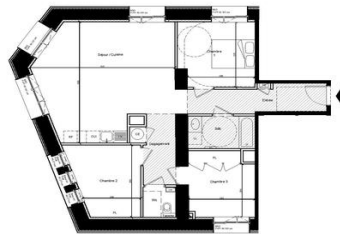


Renovated 3 bedroom apartment with car parking in the 5th area of Lyon. Reduced legal fees.



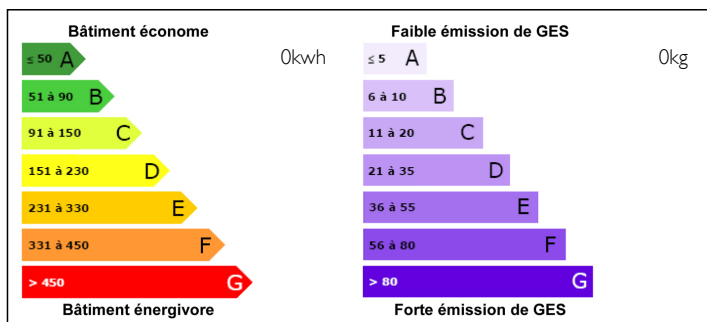
INFORMATION

Town:	LYON
Department:	Rhone
Bed:	3
Bath:	1
Floor:	83 m2
Plot Size:	0 m2

IN BRIEF

Entirely renovated West facing 2nd floor 3 bedroom apartment in the Point du Jour area of Lyon 5. Entrance hall, 3 bedrooms, lounge with open kitchen, bathroom, separate WC and car parking space. Energy efficient construction enabling reduced heating and lighting consumption. Reduced land tax for 2 years. 10 year maintenance guarantee. Co-ownership status with 38 units. Monthly building management costs tbc. Available in 3rd quarter of 2020. Underground car parking space 26 000 euros more.

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

Distinguishing features of this property:

- light, facing West, with large windows and high ceilings (3m10)
- remote controlled, adjustable sun blinds in front of windows
- underfloor, electric heating
- wooden floor in bedrooms
- stone tiles on floor in lounge, kitchen, WC and bathroom
- videophone to control access to residence
- optical fibre internet access
- bathroom with heated towel rail, cupboard, mirror and light
- original building facade maintained, everything inside to be renovated
- bicycle storage room in building
- garden space in between the 2 buildings of the residence (not accessible)

NOTES

Room sizes:

- entrance hall: 7.78 m²
- corridor: 5.42 m²
- lounge with open kitchen: 31.88 m²
- bedroom 1: 10.74 m²
- bedroom 2: 10.26 m²
- bedroom 3: 9.56 m²
- bathroom: 4.76 m²
- WC: 2.18 m²