

Stunning new build three bedroom apartment for sale in the Caluire et Cuire district of Lyon - ready end 2023



## INFORMATION

Town:	Caluire-et-Cuire
Department:	Rhône
Bed:	3
Bath:	2
Floor:	88.26 m2
Outside Space:	41 m2



## IN BRIEF

Exclusive off plan 3 bedroom apartment of 88m2 for sale enjoying 2 spacious wraparound balconies, private parking and outstanding city views. Set in a small scale development and constructed around a landscaped central courtyard. Delivery date end of 2023. This apartment comes with 2 parking places and offers a fully integrated control system to manage your home from your smartphone.

## 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 LC104

Open plan kitchen and living room 30.09m<sup>2</sup>, double aspect with French windows opening out onto the terrace

Laundry room - 1.87m<sup>2</sup>

Bedroom 1 - 13.24m<sup>2</sup>

Bedroom 2 - 11.02m<sup>2</sup>

Bedroom 3 + built in storage - 10.66m<sup>2</sup>

Entrance hall - 7.24m<sup>2</sup>

Bathroom - 5.38m<sup>2</sup>

Shower - 3.07m<sup>2</sup>

2 WC

Total Surface Area 88.26 m<sup>2</sup>

Balconies of 17.24m<sup>2</sup> and 20.3m<sup>2</sup>

### 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

## NOTES