

New 3 bedroom penthouse with 50m of balconies on 16th floor of prestigious building in Part Dieu train station, shopping centre and business area with view of...



## INFORMATION

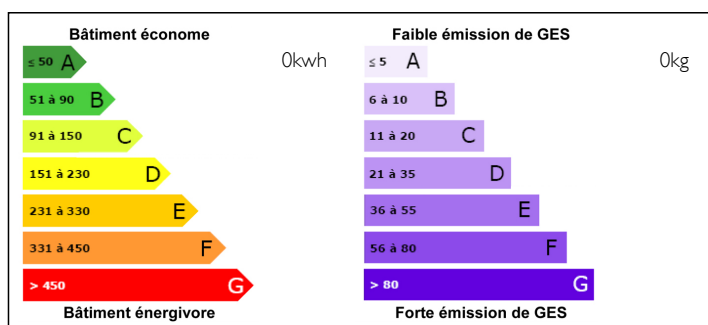
Town:	Lyon 3e Arrondissement
Department:	Rhône
Bed:	3
Bath:	2
Floor:	111 m2
Outside Space:	50 m2



## IN BRIEF

Brand new South and East facing apartment with 3 bedrooms, bathroom, wet room, lounge with open kitchen, entrance hall, 2 separate WCs, garage and 4 balconies (North, East and South facing), accessible from the lounge or bedrooms. Energy efficient building. 10 year maintenance guarantee. Reduced land tax for 2 years. Co-ownership with 147 units. Monthly building management costs about 155 euros per month. Available in July 2019. Many shops, bars and restaurants within walking distance including a brand new Ninkasi micro-brewery.

## 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.



## NOTES

## DESCRIPTION

Situated above a 4 star business residence, the residents of this apartment have access to its services:

- receptionist
- fitness
- swimming pool
- co-working area
- bar-lounge

Quality interior:

- light, situated on a high floor with uninterrupted views of the Alps and facing East and South
- choice of style for wooden floors, floor tiles and wall tiles
- electric shutters in front of windows
- possibility of remote-control system for heating, lighting, integrated music and shutters
- bedroom 3 with private wet room and balcony
- bathroom with heated towel rail, wash basin, drawers, mirror and light
- high level of security with videophone to control access
- built in cupboards in bedrooms and entrance hall
- crèche in the residence
- garden outside with children's play area
- bicycle storage area
- closed garage
- shops and restaurants at foot of building

Size of rooms:

- entrance hall: 2.94m<sup>2</sup>
- lounge with open kitchen: 49.76m<sup>2</sup>
- bedroom 1: 15.21m<sup>2</sup>
- bedroom 2: 10.97m<sup>2</sup>
- bedroom 3: 9.35m<sup>2</sup>
- bathroom: 5.63m<sup>2</sup>
- wet room: 3.63m<sup>2</sup>
- separate WC 1: 2.60m<sup>2</sup>
- separate WC 2: 2.05m<sup>2</sup>
- corridor: 9.14m<sup>2</sup>
- North facing balcony: 9.03m<sup>2</sup> (via bedroom 1 & bedroom 2)
- East facing balconies: 5.64m<sup>2</sup> (via lounge) +