

New 4 bedroom apartment with 2 gardens, terrace and garage in centre of Charbonnières les Bains, just outside Lyon. Reduced legal fees. Free kitchen.



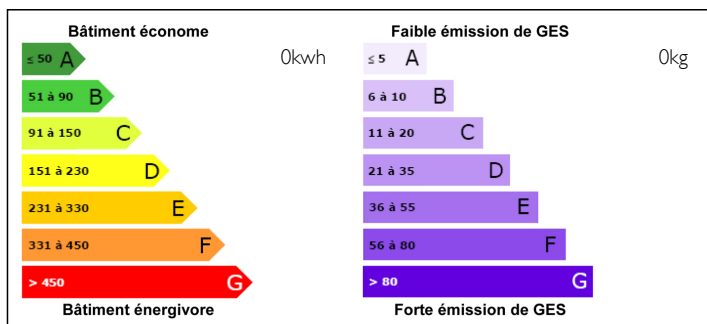
## INFORMATION

Town:	CHARBONNIERES LES BAINS
Department:	Rhône
Bed:	4
Bath:	2
Floor:	105 m2
Plot Size:	117 m2

## IN BRIEF

Brand new, South facing, ground floor apartment with 4 bedrooms, bathroom, wet room, lounge with open kitchen, utility room, entrance hall and WC. Double garage, South facing terrace of 22 m<sup>2</sup>, 2 gardens, the South facing one 15 m<sup>2</sup>, the North facing one 80 m<sup>2</sup>. Energy efficient building ensuring reduced heating and lighting bills. No land tax for 2 years. 10 year maintenance guarantee. Available in 1st quarter of 2020.

## 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

Here are the distinguishing features of this apartment:

- Bright and sunny with high ceilings (between 2m60 and 3m87) and large windows, facing South.
- Calm, situated away from roads.
- High level of security with videophone and code for access to residence and apartment, and 7 bolt front door.
- Bathroom and wet room with heated towel rail, washbasin, mirror, light and cupboard.
- Stone tiled floor in lounge, kitchen and bathroom.
- Oak floor in bedrooms.
- Gas condensation heating with thermostat for each room; no radiators mean more living space. Air is filtered and treated.
- Double glazing.
- Electric shutters outside windows.
- Numerous fitted cupboards provide lots of storage space.
- Garage in basement with remote-controlled door and compatible with electric vehicle charger.
- Terrace with wooden floor, water access and electric sockets.
- Large, wooded park on all sides of the 8 buildings of the residence.
- Co-ownership with monthly management costs to be determined (54 units).

600 metres on foot from Charbonnières Flachères train station, where local trains leave for the centre of Lyon, 5-10 minutes on foot from shops and there will also be some shops in the grounds of this development.

Here are the dimensions of the rooms:

Entrance hall/corridor: 13.71 m<sup>2</sup>

WC: 1.55 m<sup>2</sup>

Bathroom: 4.36 m<sup>2</sup>

Wet room & WC: 4.09 m<sup>2</sup>

Utility room: 1.51 m<sup>2</sup>

Lounge & open kitchen: 35.23 m<sup>2</sup>

## NOTES