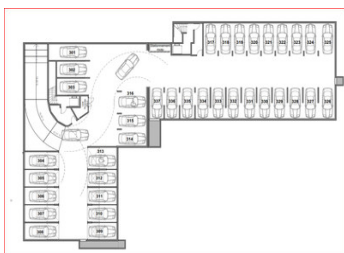
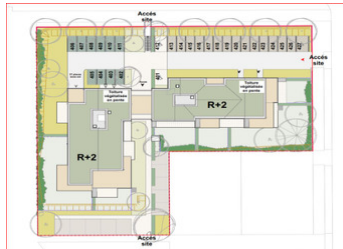


Fabulous apartment! 4 bedrooms, 2 bathrooms with garden and terrace in a beautiful new build residence.



## INFORMATION

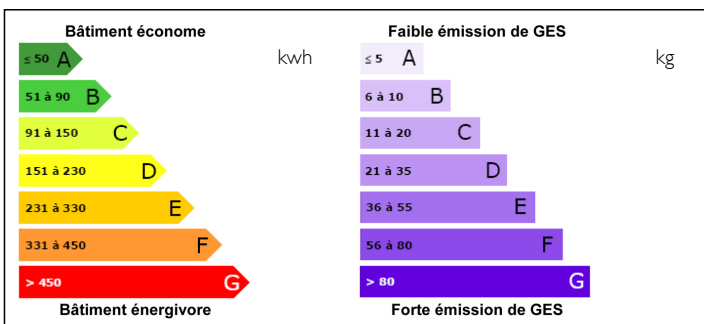
Town:	Arnas
Department:	Rhône
Bed:	4
Bath:	2
Floor:	108 m <sup>2</sup>
Outside Space:	79 m <sup>2</sup>



## IN BRIEF

A haven of peace in a beautiful natural environment, this village is sought after for its tranquillity. About 5km north of Villefranche-sur-Saone. This small scale residence comprises of 24 apartments in two buildings. Vegetated rooftops give it a unique element, perfectly adapted to the natural environment of the site. The residences are joined by two entrance halls decorated by the architect. The residences consist of one bedroom to three bedroom duplexes and even a four bedroom ground floor apartment with its own private entrance. Large, light rooms decorated with quality fixtures and fittings. Each apartment has its own generous outdoor space that looks over the park or the centre of the site: terraces on the ground floor, private gardens, balconies or rooftop terraces. Lifts are secure with access from the ground floor and the underground parking. Store room for bikes /pushchairs.

## 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

Layout T5 Ground floor.

Entrance:

Open plan living/kitchen (34.70m<sup>2</sup>) tiled floors in the entrance hall and the living area, electric blinds on the windows.

Four bedrooms: bedroom 1 (13.27m<sup>2</sup>) with ensuite shower room, bedroom 2 (12.44m<sup>2</sup>), bedroom 3 (10.09m<sup>2</sup>), bedroom 4 (12.02m<sup>2</sup>). Laminated parquet flooring in the bedrooms.

Bathroom: tiled floors and around the bath or shower area, mounted washbasin, lighting and mirror, heated towel rail.

WC.

South facing terrace (20.17m<sup>2</sup>) with a storage area (2.50m<sup>2</sup>), leading to the large garden (57.24m<sup>2</sup>).

Individual gas central heating.

Other 3 bedroom apartments available, contact me for details.

Access

By car:

A6 2Km.

Centre of Lyon 43.4 km.

Centre of Villefranche-sur-Saône 8.4 km.

Public transport:

Bus stop 350 m buses to Villefranche-sur-Saone railway station 26 mins, local and school bus collection.

TRAIN

Villefranche-sur-Saône 9,8 km.

Mâcon-Loché-TGV 35 km.

Aeroplane

Lyon-Saint-Exupéry 57.3 km.

## NOTES