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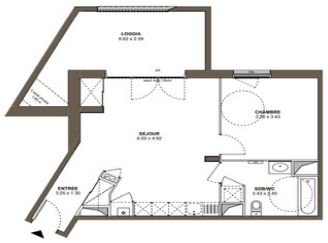
Ref: A28538MAA42 Price: 148 700 EUR

agency fees to be paid by the seller

1 bedroom newbuild apartment for sale in the centre Roanne, private parking and easy public transport links















INFORMATION

Town:	Roanne
Department:	Loire
Bed:	1
Bath:	0
Floor:	51 m2
Outside Space:	13 m2

IN BRIEF

Don't delay in discovering your future new home in Roanne town centre, between the station and the Pierre-Mendès-France university campus.

This new flat boasts stylish contemporary architecture. New flats with balcony.

RE 2020 development with private basement parking and attractive communal landscaped garden.

All amenities within walking distance (schools, shops, services, supermarkets, market, sports and leisure facilities, etc.).

Esplanade des Mariniers, marina and banks of the Loire 1.6 km away. 5 bus routes within 450 m.

Roanne railway station 500 m away, serving Lyon-Part-Dieu in 1 hour 12 minutes. Access to the N7 3 km away.

ENERGY - DPE

DPE not required.

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.

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DESCRIPTION

Living in Roanne, a medium-sized town in the Loire department, offers a comfortable balance between convenience and calm. The town is well connected, with a train station providing direct links to Lyon and Saint-Étienne, a local bus network that makes getting around easy, and quick access to major roads for drivers. Roanne has a good range of schools, from public and private primary schools to collèges, lycées, and higher-education options like IUTs and specialized training centers, making it suitable for families and students alike. Everyday life is practical and relaxed, with nearby shops, healthcare services, sports facilities, and green spaces, all contributing to a friendly, small-city atmosphere without the stress of a large metropolis.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES