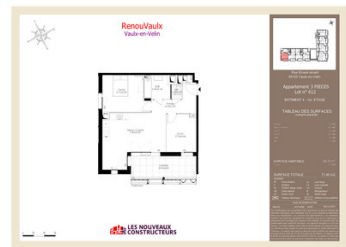
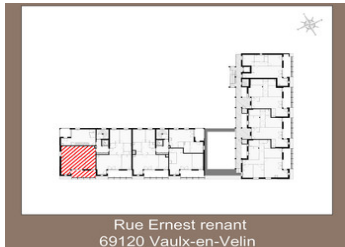


Superb New Build 2-Bedroom Apartment (58.9 m) with Loggia and Private Parking – 1st Floor, Vaulx-en-Velin.



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Vaulx-en-Velin
Department:	Rhône
Bed:	2
Bath:	1
Floor:	58.9 m ²
Outside Space:	13 m ²

IN BRIEF

3-ROOM APARTMENT WITH LOGGIA – GREAT LOCATION & PRICE OPPORTUNITY!

Discover this modern 2 Bedroom apartment (Lot 612) on the 1st floor, offering 58.9 m² of living space plus a spacious 13 m² loggia—perfect for enjoying fresh air year-round. The layout includes:

- ☐☐ Bright living room with open kitchen (23.5 m²)
- ☐☐ Two comfortable bedrooms (9.1 m² & 13.1 m²)
- ☐☐ Modern bathroom + separate WC
- ☐☐ Secure residence with underground parking

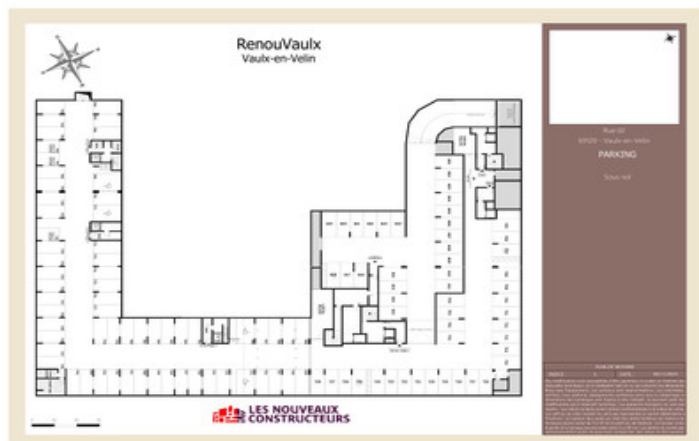
Prime location in Vaulx-en-Velin, close to shops, supermarkets, schools, and public transport. The upcoming T9 tram line will connect directly to Lyon's city center, making daily commutes even easier!

PRICE & SPECIAL OFFERS

☐☐ Price: €257,200 (VAT 20%), but you may qualify

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

A UNIQUE OPPORTUNITY TO OWN A BRAND-NEW APARTMENT IN A DYNAMIC NEIGHBORHOOD NEAR LYON!

□□ Lot n° 612 – 2 Bedroom Apartment – 1st Floor.

Located in Vaulx-en-Velin, a city undergoing major transformation, this modern apartment offers a good living environment with easy access to shops, supermarkets, schools, and public services. The area is well-connected by public transport, and with the upcoming T9 tram line (in 2026), you'll soon have a direct link between Vaulx-en-Velin and Lyon's city center, making daily commutes even more convenient.

YOUR FUTURE HOME – SPACE, COMFORT & STYLE.

□□ Total surface: 71.9 m², including a spacious 13 m² loggia – the perfect spot to unwind!

Living area: 58.9 m², featuring:

□□ Bright & airy living room + open kitchen (23.5 m²) for a modern and functional lifestyle.

□□ Two comfortable bedrooms (9.1 m² & 13.1 m²) with ample space.

□□ Well-appointed bathroom (4.7 m²) + separate WC.

□□ Entrance with storage (7.2 m²).

□□ Energy-efficient: With a green DPE rating, this apartment guarantees optimized energy consumption and lower bills.

□□ Delivery Q4 2026 – Secure your future home today!

HIGH-QUALITY FEATURES & AMENITIES.

□□ Secured residence: Gated access, digicode & videophone, underground parking.

□□ Modern interiors: Elegant parquet flooring, stylish tiling, high-end bathroom finishes.

□□ Bright & comfortable: Large windows, motorized shutters, and high-speed internet ready.

NOTES