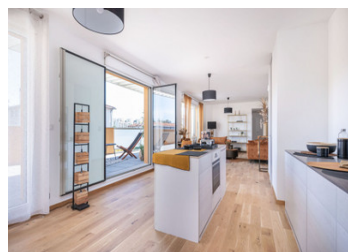


Superb new built 3-bedroom apartment with loggia in the heart of Tassin-la-Demi-Lune.



INFORMATION

Town:	Tassin-la-Demi-Lune
Department:	Rhône
Bed:	3
Bath:	2
Floor:	89 m2
Outside Space:	10 m2

IN BRIEF

Located on the 3rd floor of the prestigious Les Jardins d'Hypolyte residence in Tassin-la-Demi-Lune, this brand-new 2-bedroom (T4) apartment of 90.55 m² impresses with its modern comfort, brightness, and peaceful green surroundings — just 10 minutes from Lyon.

It features a covered loggia of 9.70 m² facing northeast, a spacious living room with open kitchen, three bedrooms, a bathroom, a shower room, and well-designed storage spaces.

High-end features include individual gas condensing heating, electric roller shutters, aluminum double glazing, fiber-optic connection, elevator, and an NF Habitat – RT2012 certified residence.

An ideal setting close to shops, schools, TCL public transport, and Golf de Salvagny, in a highly sought-after, family-friendly neighborhood in western

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.

DESCRIPTION

New T4 Apartment with Loggia – Les Jardins d'Hypolyte Residence – Tassin-la-Demi-Lune

Discover this stunning new-build apartment (VEFA) located on the 3rd floor of the upscale Les Jardins d'Hypolyte residence, nestled in a peaceful, green residential area in Tassin-la-Demi-Lune.

An elegant address just steps from L'Horloge and only 10 minutes from Lyon.

Key Features

Brand-new residence, NF Habitat certified and RT2012 compliant

Bright T4 apartment of 90.55 m²

9.70 m² covered loggia facing North-East, ideal for outdoor dining

Individual gas condensing heating system

Accessible building with lift and PMR access

Fiber optic connection, Linky smart meters, and electric roller shutters

Layout & Comfort

Entrance hall with built-in closet

Spacious living room with open-plan kitchen (over 32 m²)

3 comfortable bedrooms (from 9 to 12 m²)

1 bathroom + 1 modern shower room

Separate WC

Ample storage and functional floor plan

Ceiling height approx. 2.50 m

NOTES