

293 000 €

Contact agency

Agence Coulange

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For sale apartment

2 rooms

Surface : 51 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Year of construction : 2011

Exposition : Sud

View : Citadine

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : residential

Building condition : Cleaning is

Features :

lift, double glazing, gated, CALM, armored door, residential

1 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

20/05/2024 - Prix T.T.C

*Sous offre d'achat*



## Apartment 90 Lyon

Gerland Jean Macé sector - ideally located, this charming T2 of 51m<sup>2</sup> on the 6th floor of a very well maintained 2011 co-ownership, consists of a living room of 28m<sup>2</sup> fully equipped and furnished open kitchen, facing south. A beautiful terrace of 14m<sup>2</sup> with a clear view of Gerland. A bedroom adjoining the living room with a surface area of 12m<sup>2</sup> with cupboard and access to the terrace. You will also have a shower room and separate toilet. This 2011 apartment is in very good condition, it has all the necessary comfort and plenty of storage space. Individual electric and cumulus heating. Garage in the basement, closed box and bicycle room. Secure residence close to all amenities No procedures in progress. Estimated budget €89/month. Diagnostics carried out. For any information or visit request, contact Victor HERAIL directly on 07.70.07.41.11

Fees and charges :

Annual current expenses 1 068 €

Well condominium

90 lots in the condominium 293 000 € agency fees 4,44% à the responsibility of the buyer included

