

475 000 €

Contact agency

Agence Coulange

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For sale apartment

3 rooms

Surface : 89 m<sup>2</sup>

Surface of the living : 26 m<sup>2</sup>

Exposition : Est ouest

Hot water : Individuelle gaz

Inner condition : a refresh

Building condition : GOOD

Features :

double glazing, CALM, armored door

2 bedroom

1 bathroom

1 WC

2 cellars

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

07/05/2024 - Prix T.T.C



## Apartment 73 Lyon

Ideally located in the heart of the 7th arrondissement of Lyon in the Jean Macé - University Lyon 2 sector, dynamic area close to all amenities (Shops, Restaurants, Schools, Parks, Transport). In the charm of the old, come and discover this spacious apartment with high ceilings. This 89m<sup>2</sup> three - room apartment has a large 26m<sup>2</sup> living room opening onto a fully equipped kitchen with its dining area that can accommodate your guests. Two beautiful bedrooms with large areas and plenty of storage space complete the property, one of them has a small balcony overlooking the courtyard of the building. The bathroom is completely renovated and relatively well equipped as it has a shower and a bathtub. Solid chain chevron parquet flooring, Individual gas heating and water. A double cellar is included with the property. Small, well-maintained co-ownership, no current procedures and low charges 80€/month. Property tax €830/year. To conclude, it's a warm apartment with great potential! Very rare in the sector. For any information or visit request, contact Victor HERAIL directly on 07.70.07.41.11

Fees and charges :

Annual current expenses 960 €

Well condominium

15 lots in the condominium 475 000 € agency fees 5,26% à the responsibility of the buyer included

