

185 000 €

Contact agency
CHOMEL IMMOBILIER

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For sale apartment

3 rooms

Surface : 74 m²

Surface of the living : 20 m²

Year of construction : 1970

Exposition : Nord ouest

View : Dégagée

Hot water : Collective

Inner condition : to modernize

Standing : bourgeois

Building condition : Cleaning is

Features :

lift, double glazing, gated, CALM, armored
door, residential, electric blinds, Visitor
Parking

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

Document non contractuel

22/05/2025 - Prix T.T.C



Apartment 198 Villeurbanne

CHOMEL IMMOBILIER offers you EXCLUSIVELY This beautiful 2/3 room apartment is located in the "Les jardins de Villeurbanne" condominium. all of whose facades were fully insulated from the outside in 2022, and which benefits from a vast landscaped park with century-old trees. This condominium is maintained by caretakers and offers free parking spaces to owners. This apartment is located on the first floor, its 7 m2 balcony, not overlooked, overlooks the park facing northwest. Its entrance offers a large dressing room with sliding mirrored doors; the sleeping area consists of a large bedroom with dressing room, a bathroom and a separate toilet. The apartment continues with an office space (spare bedroom) which opens onto the fitted kitchen separated by a contemporary glass roof to let in natural light. A double living room opens onto the vast balcony with no vis-à-vis. This apartment requires a little updating in some rooms but is immediately habitable. Heating and hot water production are collective and the monthly charges are very reasonable, at €130/month. All the bay windows were changed in 2022 as well as the roller shutters. The condominium is very well maintained, and you will be charmed by its exceptional park. Each alley has two bicycle storage areas, also accessible from rue Victor Basch. Shops and schools within a 5-minute walk. Cusset Metro Station line D (Perrache- Vaulx en Velin La Soie) also 5 minutes away. Buses C3 and C11 10 minutes away (towards Place Grand-Clément) Possibility of acquiring a parking space or a cellar in the condominium. Modernized by the calm and the enjoyable and peaceful and shared (no traffic!) To see with us!

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Fees and charges
Annual current charges : 1300 €

Well condominium

218 lots in the condominium 185 000 € fees included

