

Price on request

Contact agency

Agence Coulange

11, Bld Anatole France

13600 La Ciotat

04 42 83 14 14 / info@agencecoulange.com

For sale apartment

Surface : 125 m²

Surface of the living : 35 m²

Hot water : Individuelle gaz

Inner condition : excellent

Standing : bourgeois

Building condition : GOOD

Features :

double glazing, gated, CALM

3 bedroom

1 bathroom

1 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

08/11/2025 - Prix T.T.C



Apartment 2155 Lyon

Charming Duplex Apartment (T4) + Garage – Lyon 4th Unique – Bright – Move-in Ready – Full of Character Located on the 3rd floor with no direct views into neighboring apartments, perfect for those who appreciate charm and peace. This elegant duplex offers a usable area of 172 m² (including 125 m² under the Carrez law). The building has no elevator but features a wide and comfortable staircase. It includes: - 2 comfortable bedrooms + 1 mezzanine bedroom - A spacious, light-filled living room with solid oak parquet flooring - A fully equipped separate kitchen with an adjoining pantry - A large bathroom with walk-in shower, bathtub, and sauna - A mezzanine TV nook, ideal for a relaxation area - A dedicated office space
Additional features: - Individual gas heating - Double glazing - No ongoing legal proceedings – Healthy co-ownership - Annual charges: €1,720 - Property tax: €1,500 Neighborhood benefits: - Very close to City Hall, Place Louis Pradel, and public transportation - Quick shuttle access to the Plateau de la Croix-Rousse - Near Parc de la Tête d'Or - Vibrant area, close to restaurants, shops, and the Rhône riverside - Calm and bright environment Elegant building, excellent energy performance, no renovations needed. A rare property combining old-world charm with modern functionality. For any information or to arrange a visit, please contact Victor HERAIL at 07.70.07.41.11

Fees and charges :

