

280 800 €

Contact agency  
CHOMEL IMMOBILIER

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For sale apartment

4 rooms

Surface : 74 m<sup>2</sup>

Surface of the living : 22 m<sup>2</sup>

Year of construction : 1965

Exposition : Est ouest

View : Dégagée

Inner condition : GOOD

Standing : bourgeois

Building condition : Cleaning is

Features :

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

3 bedroom

1 terrace

1 bathroom

1 WC

2 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

06/05/2024 - Prix T.T.C



## Apartment 183 Lyon

Come visit this T4 of 74 m<sup>2</sup> Carrez, located in a very well maintained condominium, whose facades were redone in 2022 with exterior insulation. This East-West facing apartment will seduce you with the profitable organization of its spaces, which allows it to offer 3 bedrooms. It benefits from reversible air conditioning, 2 parking spaces in the heart of the building, secured by an automatic gate; possibility of renting a box nearby if necessary. Integrated electricity, numerous storage spaces, including one which can be used as a laundry room. A rapidly developing area, close to Villeurbanne station, Place Grand-Clement and Place Ronde de Montchat. All shops, schools, middle and high schools are nearby, as well as regular markets. Proximity to TRAM T6. and highways. ideal for a small family, also possible for shared accommodation of 3 people.

Fees and charges :

Annual current expenses 2 400 €

Well condominium

60 lots in the condominium 280 800 € agency fees 1,71% à the responsibility of the buyer included

