

648 000 €

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For sale apartment

6 rooms

Surface : 162 m²

Surface of the living : 40 m²

Year of construction : 1970

Exposition : Est ouest

View : Dégagée

Hot water : Collective

Inner condition : to modernize

Standing : semi-luxury

Building condition : Cleaning is

Features :

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

4 bedroom

2 terraces

1 bathroom

1 shower

1 WC

2 parkings

2 cellars

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

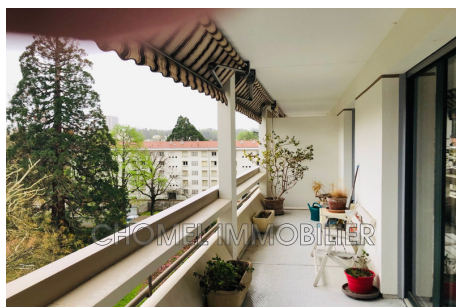
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06/05/2024 - Prix T.T.C



Apartment 185 Tassin-la-Demi-Lune

Up for grabs! Magnificent type 6 apartment, located in the city center of Tassin-la-Demi-Lune in a very well maintained and inhabited condominium. It is located on the 5th floor, on a new building in a Pitance building from 1970, completely renovated (insulation of the facades from the outside and change of the bay windows to triple glazing, with electric roller shutters, all done in 2023; sound insulation on the floor excludes any noise pollution with the apartment below. The apartment with a total surface area of 162 m² "Carrez" is composed of a large living room of 40 m², a dining room (which can become a 4th bedroom) 3 bedrooms, including a master suite with bathroom, a shower room and a separate toilet. It offers a total terrace area of 30 m², one facing west, the second facing east, with manual sun blinds; an office room completes this apartment, exclusively accessible via one of the terraces. Its kitchen is independent and equipped. Numerous storage spaces and dressing rooms will allow you to store as many things as possible, including 2 cellars. Enjoy collective gas heating and hot water. This luxurious family apartment offers you magnificent open views, from which you can see the Lyonnais mountains on one side, and the park with its large century-old trees on the other. This apartment brings together 2 lots, and offers 2 entrance doors opening onto 2 different staircases and elevators, which makes the sleeping area more independent (we can also block the second door) possibility



for weekend trips, a metro station is planned for 2027! Furthermore, real estate in Tassin-la-Demi-Lune stands out for the quality of its buildings, which are often well maintained and offer large volumes and great services. Finally, purchasing a 6-room apartment in Tassin-la-Demi-Lune can be an excellent investment given the constant demand in this area.

Fees and charges :

