

**Price on request**

**Contact agency**

**Caron Immobilier**

689 avenue de Cannes

06210 Mandelieu-la-Napoule

04 93 47 59 51 / agence@caronimmobilier.fr

**For sale apartment**

**1 room**

**Surface : 26 m²**

**Year of construction : 1967**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : Cleaning is**

1 terrace

1 shower

1 WC

1 parking

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

13/12/2025 - Prix T.T.C



### Apartment Oullins

**\*\*MUST SEE – FULLY EQUIPPED & UNOBSTRUCTED VIEW\*\*** Located in Oullins, within a well-maintained residence (facades and insulation recently redone), this charming 26.48 m² studio, fully renovated and furnished, offers an ideal living environment close to public transport and amenities (possibility to purchase the property fully furnished). The property includes: - A bright living area opening onto a beautiful terrace overlooking Sanzy park - Brand new, fully equipped kitchen - Bathroom with integrated toilet - Recent electric shutter. Basement cellar for storage - Private parking space within the residence. Excellent rental yield. Bus stop right outside the building with quick access to Oullins Centre metro and Lyon Perrache in just 20 minutes. 4th floor with elevator, in a quiet and secure building. Perfect for investors or first-time buyers, no work needed, ready to move in.

Fees and charges :

Annual current expenses 1 036 €

Well condominium

