

# AGENCE COULANGE

DEPUIS 1974

293 000 €

Buying apartment

2 rooms

Surface : 51 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Year of construction : 2011

Exposition : Sud

View : Citadine

Hot water : Individuelle électrique

Inner condition : good

Standing : Residential

Building condition : Ravalement fait

Amenities :

Lift, Double Glazing, Secured residence,

Calm, Reinforced door, Residential

1 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

Legal information

293 000 € fees included

4,64% VAT of fees paid by the buyer

(280 000 € without fees), well

condominium (90 lots in the condominium),

annual current expenses 1 068 €

(89 € monthly), no current procedure,

information on the risks to which this

property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr)

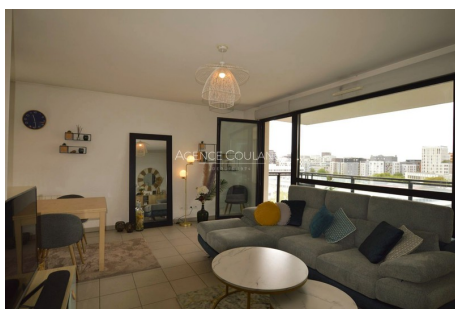
*Sous offre d'achat*



## Apartment 90 Lyon

Gerland Jean Macé sector - ideally located, this charming T2 of 51m<sup>2</sup> on the 6th floor of a very well maintained 2011 co-ownership, consists of a living room of 28m<sup>2</sup> fully equipped and furnished open kitchen, facing south. A beautiful terrace of 14m<sup>2</sup> with a clear view of Gerland. A bedroom adjoining the living room with a surface area of 12m<sup>2</sup> with cupboard and access to the terrace. You will also have a shower room and separate toilet. This 2011 apartment is in very good condition, it has all the necessary comfort and plenty of storage space. Individual electric and cumulus heating. Garage in the basement, closed box and bicycle room. Secure residence close to all amenities No procedures in progress. Estimated budget €89/month. Diagnostics carried out. For any information or visit request, contact Victor HERAIL directly on 07.70.07.41.11

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Document non contractuel - 11/05/2024



TRANSACTION - LOCATION - GESTION

[WWW.AGENCECOULANGE.COM](http://WWW.AGENCECOULANGE.COM)

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SAS L'IMMOBILIER A LA CIOTAT : Au capital de 105.250,80 € Siret 417 660 180 23 R.C.S. Marseille B 417 660 180