

AGENCE COULANGE

DEPUIS 1974

475 000 €

Buying apartment

3 rooms

Surface : 89 m²

Surface of the living : 26 m²

Exposition : Est ouest

Hot water : Individuelle gaz

Inner condition : a refresh

Building condition : good

Amenities :

Double Glazing, Calm, Reinforced door

2 bedroom

1 bathroom

1 WC

2 cellars



Apartment 73 Lyon

Ideally located in the heart of the 7th arrondissement of Lyon in the Jean Macé - University Lyon 2 sector, dynamic area close to all amenities (Shops, Restaurants, Schools, Parks, Transport). In the charm of the old, come and discover this spacious apartment with high ceilings. This 89m² three - room apartment has a large 26m² living room opening onto a fully equipped kitchen with its dining area that can accommodate your guests. Two beautiful bedrooms with large areas and plenty of storage space complete the property, one of them has a small balcony overlooking the courtyard of the building. The bathroom is completely renovated and relatively well equipped as it has a shower and a bathtub. Solid chain chevron parquet flooring, Individual gas heating and water. A double cellar is included with the property. Small, well-maintained co-ownership, no current procedures and low charges 80€/month. Property tax €830/year. To conclude, it's a warm...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Document non contractuel - 06/05/2024

Legal information

475 000 € fees included

5,56% VAT of fees paid by the buyer

(450 000 € without fees), well

condominium (15 lots in the condominium),

annual current expenses 960 €

(80 € monthly), no current procedure,

information on the risks to which this

property is exposed is available on

georisques.gouv.fr



TRANSACTION - LOCATION - GESTION

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