

# AGENCE COULANGE

DEPUIS 1974

310 000 €

Buying apartment

4 rooms

Surface : 84 m<sup>2</sup>

Surface of the living : 26 m<sup>2</sup>

Year of construction : 2004

Exposition : Sud est

View : Citadine

Hot water : Individuelle gaz

Inner condition : a refresh

Standing : Residential

Building condition : good

Amenities :

Lift, Double Glazing, Secured residence,

Calm, Residential

3 bedroom

2 terraces

1 bathroom

1 WC

1 garage

1 cellar

## Legal information

310 000 € fees included

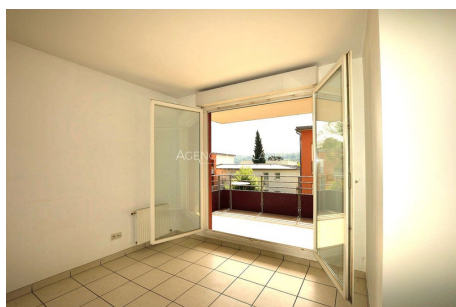
5,08% VAT of fees paid by the buyer (295 000 € without fees), well condominium (43 lots in the condominium), annual current expenses 1 510 € (126 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 2090 Collonges-au-Mont-d'Or

COLLONGES AU MONT D'OR - Type 4 apartment in a recent residence near Lyon 9 and Saint-Cyr au Mont d'or. A beautiful spacious apartment enjoying a beautiful South-East exposure, a large living room of 31m<sup>2</sup> opening onto a first terrace. Independent kitchen with the possibility of opening it to the living room. Three beautiful bedrooms with parquet floors, one with a balcony. A bathroom and a separate toilet. The apartment has plenty of storage space. Individual gas boiler. Double glazing and roller blinds. Closed garage box in basement included. Cellar and bicycle room. Close to all amenities (Bus, Town Center, Shops, Restaurants) in a quiet, wooded environment. No procedures in progress - Monthly charges 125€/month. Provide refreshment, but general condition healthy. Ideal investor. For any information or visit request, contact Victor HERAIL directly on 07.70.07.41.11

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Document non contractuel - 08/08/2024



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