

AGENCE COULANGE

DEPUIS 1974

460 000 €

Buying apartment

4 rooms

Surface : 87 m²

Surface of the living : 38 m²

Year of construction : 1990

Exposition : Est ouest

View : Dégagée

Hot water : Individuelle gaz

Standing : Bourgeois

Building condition : Ravalement fait

Amenities :

Lift, Double Glazing, Secured residence,
Calm, Reinforced door, Residential

3 bedroom

1 shower

1 WC

Legal information

460 000 € fees included

4,55% VAT of fees paid by the buyer
(440 000 € without fees), well
condominium (80 lots in the condominium),
no current procedure, information on the
risks to which this property is exposed is
available on georisques.gouv.fr.



Apartment 59 Lyon

Lyon 4th arrondissement area - Cours d'Herbouville / Tête d'Or. Bright 4-room apartment ideally located between the Parc de la Tête d'Or and the Presqu'île de Lyon. As part of a division of a large apartment, discover this superb T4 with a surface area of 87m² Carrez law, completely redesigned. Located on the 5th floor of a luxury building, you will benefit from a beautiful East/West exposure and a view of the Quais du Rhône. It consists of: - A 38m² living room with a kitchen open to the living room and dining area. - Three good-sized bedrooms - A modern bathroom - Separate WC - A large storage space The +: - Complete File (Quote, Plans and visuals) - Double soundproof glazing, good energy performance - Renovated common areas - Reversible air conditioning Ideal location: close to amenities (shops, schools, transport), but also the 6th arrondissement, Place Louis Pradel and the Presqu'île. Ideal for a primary residence or rental investment...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Document non contractuel - 30/04/2025



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