

# AGENCE COULANGE

DEPUIS 1974

675 350 €

Buying apartment

Surface : 125 m<sup>2</sup>

Surface of the living : 35 m<sup>2</sup>

Hot water : Individuelle gaz

Inner condition : excellent

Standing : Bourgeois

Building condition : good

Amenities :

Double Glazing, Secured residence, Calm

3 bedroom

1 bathroom

1 WC



## Apartment 2155 Lyon

Charming Duplex Apartment (T3/T4) – Lyon 4th (Start of Cours d'Herbouville)  
Atypical – Bright – No work required – Lots of character Located on the 3rd floor without elevator of a characterful old building, this elegant duplex has a usable surface area of 172 m<sup>2</sup> (including 125 m<sup>2</sup> Carrez) and will appeal to lovers of unique and warm spaces. It consists of: - 2 comfortable bedrooms + 1 mezzanine bedroom - A large living room bathed in light with solid oak parquet flooring - A fully equipped independent kitchen with its adjoining pantry - A large bathroom with walk-in shower, bathtub and sauna - A TV corner on the mezzanine, ideal for a relaxation or office space Additional services: - Individual gas heating - Double glazing - No proceedings in progress – Healthy co-ownership - Annual charges: €1,720 - Property tax: €1,500 - Possibility of purchasing a garage as an additional service Neighborhood assets: - In the immediate vicinity of the Town...

### Legal information

675 350 €

Fees paid by the owner, well condominium, annual current expenses 1 728 € (144 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Document non contractuel - 01/07/2025



TRANSACTION - LOCATION – GESTION

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

11 Boulevard Anatole France – 13600 LA CIOTAT - 04 42 83 14 14

28 Rue de la République - 83270 SAINT CYR SUR MER - 04 94 32 36 51

[info@agencecoulange.com](mailto:info@agencecoulange.com)

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