

AGENCE COULANGE

DEPUIS 1974

430 000 €

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

430 000 € fees included

4,88% VAT of fees paid by the buyer
(410 000 € 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 district - Tête d'Or / Quai du Rhône. Bright 4-room apartment ideally located between the Parc de la Tête d'Or and the Lyon Peninsula. Discover this superb, fully redesigned 87m² (Carrez law) 4- room apartment . Located on the 5th floor of a luxury building, you'll enjoy beautiful east/west exposure and a view of the Quais du Rhône. It consists of: - A beautiful living room of 38m² with a kitchen open to the living room and the dining area. - Three good-sized bedrooms - A modern bathroom - Separate WC - A large storage space The +: - Double soundproof glazing - Bright - Good energetic performance - Renovated common areas - Possibility of a garage Ideal location: close to amenities (shops, schools, transport), but also the 6th arrondissement, the Parc de la Tête d'Or, Place Louis Pradel and the Presqu'île. Ideal for a main residence, first-time buyer or rental investment. For any information or visit requests, contact Victor HERAIL...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
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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