

AGENCE COULANGE

DEPUIS 1974

680 000 €

Buying apartment

Surface : 125 m²

Surface of the living : 35 m²

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 (T4) + Garage – Lyon 4th Unique – Bright – Move-in Ready – Full of Character Located on the 3rd floor with no direct views into neighboring apartments, perfect for those who appreciate charm and peace. This elegant duplex offers a usable area of 172 m² (including 125 m² under the Carrez law). The building has no elevator but features a wide and comfortable staircase. It includes: - 2 comfortable bedrooms + 1 mezzanine bedroom - A spacious, light-filled living room with solid oak parquet flooring - A fully equipped separate kitchen with an adjoining pantry - A large bathroom with walk-in shower, bathtub, and sauna - A mezzanine TV nook, ideal for a relaxation area - A dedicated office space
Additional features: - Individual gas heating - Double glazing - No ongoing legal proceedings – Healthy co-ownership - Annual charges: €1,720 - Property tax: €1,500 Neighborhood benefits: - Very close to City Hall, Place Louis...

Legal information

680 000 €

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.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Document non contractuel - 04/11/2025



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