



Apartment

FRANCHEVILLE (69)

599 000 €\*

\* Agency fees to be paid by the seller



162 m<sup>2</sup>



6 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

FRANCHEVILLE - RARE T6 - It is at the end of a small dead end, in absolute calm that I offer you this very beautiful apartment of more than 160m<sup>2</sup> housed on the 2nd and last floor of a small secure condominium with swimming pool (5 lots of dwelling). In the heart of nature, on the edge of the forest and yet a few minutes from public transport and neighborhood amenities, its environment is ideal. Climb the few steps that separate the entrance from the rest of the apartment and discover this little gem. A large landing is offered to you giving access to the spacious living room where the living room and dining room naturally find their place. In winter, the fireplace portends warm moments with family or friends. The open kitchen with cellar / laundry room is fully equipped and ultra functional. The first bedroom of more than 19m<sup>2</sup> benefits from superb light thanks to its large bay windows and its direct access to the south/west facing terrace. From here, the unobstructed view allows you to see the mountains of Lyon and sometimes even the Alps. Adjoining, you have a vast dressing room hidden behind magnificent wooden doors. The sleeping area "on the children's side" consists of 2 other bedrooms with shared bathroom and "on the parents' side" of a large bedroom with huge storage space, a bathroom and a separate toilet. On the practical side, you benefit from 3 outdoor parking spaces and a cellar. In fine weather, you can take full advantage of the green spaces and the swimming pool. In this favorite apartment sheltered from all respects, every detail gives this place a real cachet. My advice, do not delay in coming to visit it and it is with great pleasure that I will open its doors to you! Nombre de lots de la copropriété : 20, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(Entretien des espaces verts, de la piscine, eau froide et fond de travaux) : 3400€ soit 283€ par mois. Les honoraires sont à la charge du vendeur. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Sandrine DEI MOMI**

**TASSIN-LA-DEMI-LUNE  
(69160)**

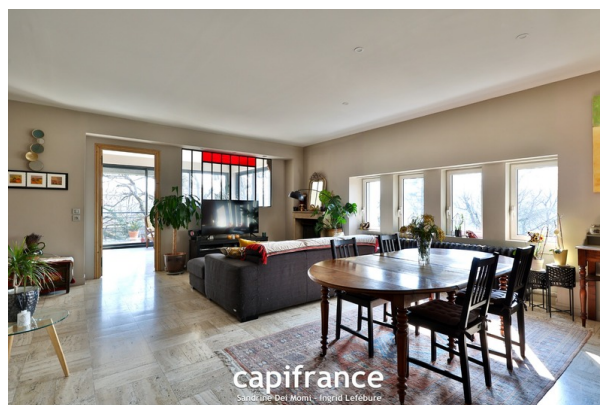
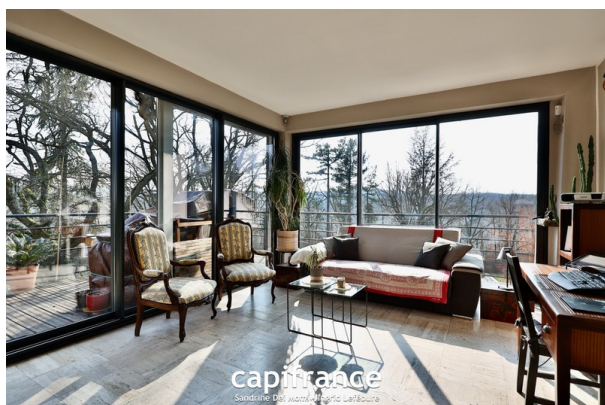
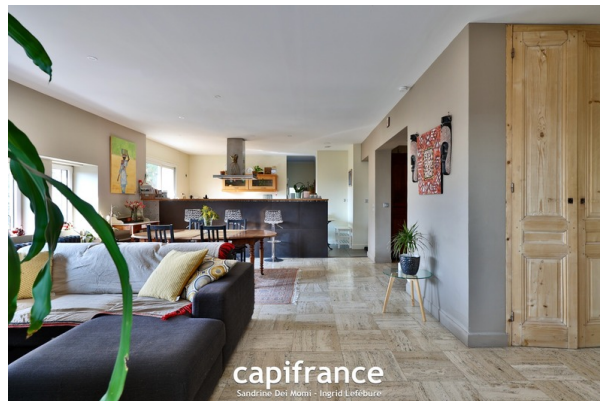
Agent

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Courts service city : LYON

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 810638

Property type ..... Apartment

Year of construction ..... 1963

Floor number ..... 2

Floors count ..... 2

Exposure ..... S-W

View ..... Vue dégagée, sur Forêt, sur Jardin

### SURFACES

Living space ..... 162 m²

Surface Carrez Law ..... 162 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 20

Condominium fees ..... 283 €/mois

Share of expenses ..... 3 400 €

### COMPOSITION

Number of rooms ..... 6

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 2

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 198

GES ..... 40

### APPENDIX

Parking ..... extérieur

Parking space ..... 3

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... gaz

Kitchen ..... aménagée



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SAS au capital de 100.000 euros

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