



Studio

LYON 4EME ARR. (69)

77 000 €*

* Agency fees to be paid by the seller



20 m²

1 pièce(s)

PROPERTY DESCRIPTION

LYON 4TH DISTRICT, for sale Furnished studio - 20 m², located in a student residence with services, sold rented with takeover of the commercial lease. Ideal investor in furnished accommodation (LMNP/LMP status) for depreciation. Good gross profitability of 5.04%, with annual rental income of 4059.27 euros, excluding VAT (4465.20 e including VAT - including 10% VAT). Very low co-ownership charges, property tax 389 euros. The furniture has been recently renewed. To be used for a retirement supplement and for a low or no tax annuity over the long term. The 2007 residence is well maintained and operated by ISIS-Gestion, an actor renowned for its seriousness. The location in the heart of the popular Croix Rousse district, close to the Hospital and numerous private higher education schools, ensures a very good occupancy rate. Number of lots in the co-ownership: 126, Average annual amount of the share of charges (provisional budget)(trustee, elevator, CCG, green spaces): €280 or €23 per month. Fees are the responsibility of the seller.
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!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 840111

Property type Studio

Year of construction 2007

Floors count 4

Exposure West

View Vue sur Jardin

Furnished Yes

SURFACES

Living space 20 m²

Surface Carrez Law 20.03 m²

Living room surface 14 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 126

Condominium fees 23 €/mois

Share of expenses 280 €

COMPOSITION

Number of rooms 1

Toilets count 1

Washrooms 1

DPE/GES

DPE 262

GES 8

APPENDIX

Videophone Oui

SERVICES

Elevator Yes

caretaker Yes

Heater électricité

Kitchen coin cuisine



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