



## Apartment

VILLEURBANNE (69)

**219 000 €\***

\* Agency fees to be paid by the seller



58 m<sup>2</sup>



3 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

Opportunity to Seize! 3 Room Apartment in Villeurbanne, Gratte-Ciel District For first-time buyers or investors (profitability of around 5%) Discover this 3 room apartment in the Gratte-Ciel district in Villeurbanne, a place where dynamism, modernity and comfort are meet ! • Strategic Location: Located on the first floor of a recently renovated, secure and closed condominium, this apartment enjoys an exceptional location in the heart of the Gratte-Ciel district of Villeurbanne. • Optimal Accessibility: Less than 5 minutes on foot from the C26, 69 bus stops, the A Gratte-Ciel metro station, and the future tram line 6, this apartment is ideally served. You will also benefit from the immediate proximity of shops and restaurants, making your daily life practical and pleasant. • Brightness and Space: This bright east-facing three-room apartment, with its 58 m<sup>2</sup>, will seduce you with its natural light and its layout. The main room, bathed in light thanks to its numerous windows, welcomes you upon entering. • Comfort and Functionality: The sleeping area includes two beautiful bright bedrooms, a shower room, as well as two large cupboards in the hallway for efficient storage. • Additional Storage: A cellar is also at your disposal, ideal for meeting your additional storage needs. Don't miss this exceptional opportunity in the Gratte-Ciel district of Villeurbanne! Contact me now on 0766139874 to organize a visit and take this chance to access your future apartment. Call today!

Number of lots in the co-ownership: 157, Average annual amount of the share of charges (projected budget)(WATER AND HEATING INCLUDED): €2,023 or €168 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 ..... 841247

Property type ..... Apartment

Year of construction ..... 1957

Floor number ..... 1

Floors count ..... 5

Exposure ..... East

View ..... Aucune vue

### SURFACES

Living space ..... 58 m²

Surface Carrez Law ..... 58.07 m²

Living room surface ..... 28 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 157

Condominium fees ..... 169 €/mois

Share of expenses ..... 2 023 €

### COMPOSITION

Number of rooms ..... 3

Number of bedrooms ..... 2

Number of bathrooms ..... 1

Toilets count ..... 1

### DPE/GES

DPE ..... 210

GES ..... 45

### APPENDIX

Cellar ..... 1

Videophone ..... Non

### SERVICES

Elevator ..... Yes

Heater ..... gaz

Kitchen ..... vide

Interpcom ..... Yes



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle