



Apartment in a residence

VILLEURBANNE (69)

219 000 €*

* Agency fees to be paid by the seller



63 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

VILLEURBANNE – Grand-Clément near Montchat – More than a beautiful apartment, you will find comfortable living in this T3 with secure private parking and cellar. It is ideally located close to shops, schools and public transport in Lyon. Ideal geographical location (address on request): • Shops and C26 bus at the foot of the residence • Tramway T3 (Villeurbanne Gare Station) 100m away to reach Part Dieu in 8 minutes AND Tramway T6 to soon connect the East hospitals to the Doua Campus • School, middle school and high school 2 minutes walk away Technical assets: • DPE D 153 KWh/m2/year eligible for rental • 3rd floor/7 with elevator • Year of construction 1970 • Intercom and digital code • Optical fiber • Double PVC exterior joinery Argon gas glazing • Manual roller shutters • Renovation of facade in 2014, raising of stairs and entrance airlock in 2021 • The gas condensing boiler replaced this year 2023 and paid for by the current owner = comfort + savings • Work carried out by the owner : floors, double-glazed PVC joinery, roller shutters, bathroom, kitchen, electricity, 5-point front door, awning • Monthly charges €176 (Heating, hot water, cold water, common charges) • Property tax 730 € Surface areas (plan on request): • Entrance hall 3.58m2 • Equipped kitchen 6.65m2 • Living room 17.39m2 with balcony 3.88m2 (facing south) • Clearance 5.20m2 • 1st bedroom 10.74m2 • Dressing room 2.39m2 • 2nd bedroom 11.32m2 • Bathroom 4.79m2 • Separate toilet 1m2 • Total Carrez 63.06m2 The little extra: you can arrive with your suitcases and immediately enjoy the apartment. Future owners of this apartment, come visit without delay... so that spring 2024 can welcome you to this apartment nestled in a neighborhood in full transformation!!! What ? Haven't picked up your phone yet? Nombre de lots de la copropriété : 94, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(Chauffage/EC/EF/CC/Asc) : 2113€ soit 176€ 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.

** 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!



Pascal PENTENERO

CHASSIEU (69680)

Agent

RSAC : 527 669 659 00023

Courts service city : LYON

(+33)6 72 50 51 58

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 849110

Property type Apartment in a residence

Year of construction 1970

Floor number 3

Floors count 7

Exposure TRAVERSANT N-S

View Vue sur Ville

SURFACES

Living space 63 m²

Surface Carrez Law 63.06 m²

Living room surface 17 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 94

Condominium fees 176 €/mois

Share of expenses 2 113 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

Balcony 1

DPE/GES

DPE 158

GES 32

APPENDIX

Parking extérieur

Parking space 1

Cellar 1

Videophone Non

SERVICES

Elevator Yes

Heater gaz

Kitchen aménagée

Interpcom Yes