



Apartment

LYON 6EME ARR. (69)

645 000 €



134 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Very good purchasing opportunity for this apartment TO RENOVATE or TO DIVIDE, whether you are a property dealer, investor, individual looking for your cozy family nest or the rare pearl combining: Two dwellings: Spacious T1 + T3/T4 a T3 or T4 and a rental investment a T3 or T4 and a professional activity a T3 or T4 and an office activity The administrative division with will be a simple formality since there already exist 2 lots for the residential part. A division into a spacious T1 + 2 T2 apartments of approximately 45m²) is also possible. ? Prime Location: Nestled in the popular Brotteaux / Garibaldi district, a stone's throw from Halles Bocuse, this air-conditioned apartment facing North/South offers absolute tranquility and a clear view from its high floor. Immediate proximity to all shops, transport, schools, La Part Dieu train station (15 minutes on foot), Les Halles Paul Bocuse (3 minutes on foot), sports facilities, square. The Lycée du Parc is 7 minutes away by bike. ? Major Asset: The icing on the cake is that this apartment comes with a garage in the basement, offering you a secure parking solution, very popular in the neighborhood. Don't miss this rare opportunity to acquire a property with great added value for your investment. I am waiting for you on 06 15 73 30 77 to make an appointment and present this multi-faceted property to you.

Number of lots in the co-ownership: 70, Average annual amount of the share of charges (projected budget): €2,400 or €200 per month. Agency fees are the responsibility of the buyer, i.e. 4.03% including tax of the price excluding fees.

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!



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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 850437

Property type Apartment

Year of construction 1980

Floor number 4

Floors count 6

Exposure TRAVERSANT

View Vue dégagée

SURFACES

Living space 134 m²

Surface Carrez Law 134 m²

Living room surface 42 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 70

Condominium fees 200 €/mois

Share of expenses 2 400 €

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Number of bathrooms 1

Toilets count 2

Washrooms 1

Balcony 1

DPE/GES

DPE 165

GES 5

APPENDIX

Parking garage

Garage 1

Videophone Non

SERVICES

Air conditioning Yes

Elevator Yes

Heater électricité

Kitchen aménagée

Interpcom Yes



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