



Apartment

LYON 7EME ARR. (69)

949 000 €*

* Agency fees to be paid by the seller



202 m²



6 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Exclusively, Are you looking for a generous, comfortable and perfectly located living space?

Do not search further !

This 202.43 m² apartment with a closed garage in the basement and its two cellars, benefits from a privileged location, close to all amenities. You will find a variety of shops, schools, universities, as well as public transport just a few steps away, making your daily trips easier.

This apartment located in a secure residence is composed of a large living room, two kitchens, 5 bedrooms, a shower room, a bathroom and a laundry room.

The possibility of dividing into two separate apartments with different entrances offers rare flexibility.

You will be seduced by its east/west crossing exposure guaranteeing beautiful light throughout the day.

Whether you are looking for a place to live for your family or a secure investment, this apartment offers immense potential.

Contact me, I will be happy to open the doors to this apartment for you. Nombre de lots de la copropriété : 22, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 6400€ soit 533€ par mois. Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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!



Alexandre THION

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 851262

Property type Apartment

Year of construction 1949

Floor number 1

Floors count 5

Exposure TRAVERSANT E-W

View Vue dégagée

SURFACES

Living space 202 m²

Surface Carrez Law 202.43 m²

Living room surface 31 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 22

Condominium fees 533 €/mois

Share of expenses 6 400 €

COMPOSITION

Number of rooms 6

Number of bedrooms 5

Number of bathrooms 1

Toilets count 2

Washrooms 1

DPE/GES

DPE 105

GES 14

APPENDIX

Parking garage

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater gaz

Kitchen coin cuisine

Interpcom Yes



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