



Apartment

VILLEURBANNE (69)

210 000 €*

* Agency fees to be paid by the seller



56 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Privileged location: Located just 500m from the A Gratte-Ciel metro station, this 56m² one-bedroom apartment offers a pleasant living environment in a dynamic neighborhood. Take advantage of easy access to transport, shops, and its development thanks to the future urban project "City center skyscraper" which promises even more amenities, a cinema, and green spaces for moments of relaxation in the open air. **Characteristics of the apartment:** Located on the 1st floor of a 4-story residence, without elevator, the apartment benefits from an optimal configuration. The living room with its equipped American kitchen opens onto a south-facing balcony, inviting you to enjoy sunny breakfasts or outdoor meals. Two spacious bedrooms offer a comfortable and peaceful sleeping area, complemented by a modern bathroom, renovated in 2024. **Additional services:** This property includes a cellar as well as a large shared bicycle room. You will appreciate a recent facade renovation and the installation of an awning, carried out in 2022. **Parking:** A parking rental option at €70/month is available 350m away, on rue Julien Peyhorgues. **A strategic investment:** C26 bus on foot. With the announced arrival of the T6 tram and future developments in the area, this apartment represents an opportunity to invest in an area with high growth potential. Whether you are looking for your new home or an attractive rental investment, this offer is an opportunity not to be missed. Your future starts here! Contact us for a visit and let yourself be seduced by the charm and many assets of this apartment. Take part in the dynamics of Villeurbanne and write your new story in the Gratte-Ciel district. **Nombre de lots de la copropriété : 71, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(communs) : 913€ soit 76€ 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!



Franck PEDRINELLI

**LYON-3EME-
ARRONDISSEMENT
(69003)**

Agent

RSAC : 535 270 557 00015

Courts service city : LYON
3EME ARRONDISSEMENT

(+33)6 15 73 60 77

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference	852129
Property type	Apartment
Year of construction	1954
Floor number	1
Floors count	4
Exposure	N-S

SURFACES

Living space	56 m ²
Surface Carrez Law	56.1 m ²

CONDOMINIUM INFORMATION

Condominium property	Yes
Condominium lots count	71
Condominium fees	76 €/mois
Share of expenses	913 €

COMPOSITION

Number of rooms	3
Number of bedrooms	2
Toilets count	1
Washrooms	1
Balcony	1

DPE/GES

DPE	220
GES	46

APPENDIX

Parking	couvert
Parking space	1
Cellar	1
Videophone	Non

SERVICES

Heater	gaz
Kitchen	américaine
Interpcom	Yes