

Apartment

LYON 8EME ARR. (69)

430 000 €*

* Agency fees to be paid by the seller



94 m²



4 pièce(s)

PROPERTY DESCRIPTION

IN THE HEART OF MONPLAISIR, just 200 meters from Place Ambroise Courtois, T4 apartment of 94 m² crossing East-West with a BALCONY overlooking the interior garden of the co-ownership, GARAGE and CELLAR – Ideally located close to public transport, shops, schools, market... The apartment is located in a good quality residence from the 1990s, in a street perpendicular to Avenue des Frères Lumière. You will be surprised by the calm surroundings yet so close to the lively Monplaisir district! The spacious living room of more than 30 m², facing WEST, is very bright. The 10m² closed kitchen is adjoining and it could be opened onto the living room. You will also benefit from 3 bedrooms, 2 of which have built-in wardrobes, facing EAST overlooking a very quiet little street. One has its private bathroom. The apartment also has a bathroom, separate toilet and numerous cupboards in the hallway. A large cellar completes the property and a closed garage in the basement can be sold additionally. THE ADVANTAGES of the apartment: the calm, the balcony overlooking the garden, a residence with green space. The location in the heart of the Monplaisir district!

Number of lots in the co-ownership: 49, Average annual amount of the share of charges (projected budget): €1704 or €142 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.

** 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!



Pierre COURBIS

BRON (69500)

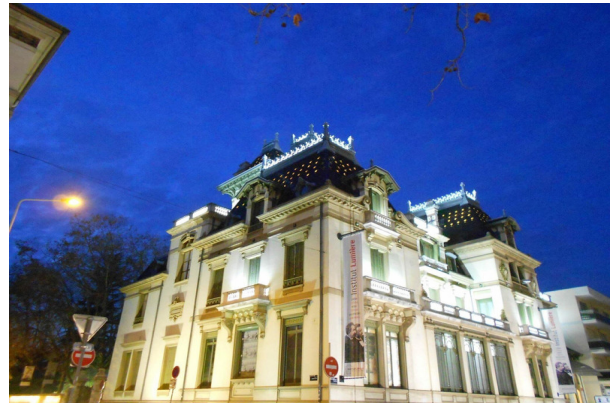
Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 852192

Property type Apartment

Year of construction 1991

Exposure TRAVERSANT E-W

View Vue sur Jardin

SURFACES

Living space 94 m²

Surface Carrez Law 93.61 m²

Living room surface 31 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 49

Condominium fees 142 €/mois

Share of expenses 1 704 €

COMPOSITION

Number of rooms 4

Number of bathrooms 1

Toilets count 1

Washrooms 1

Balcony 1

DPE/GES

DPE 250

GES 8

APPENDIX

Parking garage

Garage 1

Cellar 1

Videophone Oui

SERVICES

Elevator Yes

Heater électricité

Kitchen aménagée