

379 000 €

Apartment for sale

4 rooms

Surface : 94 m²

Surface of the living space : 35 m²

Year of construction : 1970

Exposure : Est ouest

View : Jardin

Hot water : Collective

Indoor condition : a refresh

Standing : bourgeois

Building condition : good

Benefits :

lift, double glazing, gated, calm, armored door, residential, electric blinds

3 bedrooms

1 terrace

1 bathroom

1 shower

1 WC

1 garage

1 cellar

Energy class (old measure) : D

Climate class : C

Document non contractuel

06/12/2024 - Prix T.T.C



Apartment ref. 603V162A Lyon

In copro "Park of the new center", rue A Philippe, T3/4, large balcony, calm, garage

CHOMEL IMMOBILIER offers for sale this magnificent T3/4 of 94 m² Carrez which offers a large hall with marble, an equipped kitchen of 11.50 m², a double living room of 35 m² opening onto a large balcony of 11.50 m² with an unobstructed view of the park of the condominium oriented to the West.

Possibility of moving the kitchen into the living room, or creating a third bedroom there with direct access to the balcony and the sleeping area which currently consists of 2 bedrooms, a bathroom and a shower room and a separate toilet with storage.

Very high quality parquet flooring in the living room, 2.60m ceiling height, electric roller shutters in all rooms and manual awning in the balcony.

Monthly charges €285, including maintenance of common areas including tennis; hot and cold water and collective urban heating and caretaker.

A cellar in the basement completes this exceptional property.

Property tax 1377€

The condor from a tennis cc

A garage in for sale in addi

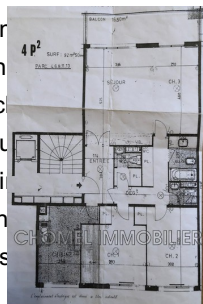
Fees and c

Annual rec 20 €

In condomi 379 000 € agen

50 lots in th

the purchas



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