

379 000 €

Buying apartment

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

Legal information

379 000 € fees included

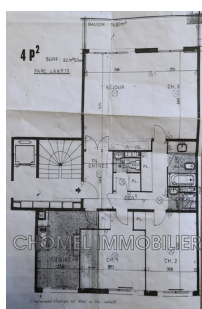
3,27% VAT of fees paid by the buyer (367 000 € without fees), in condominium (50 lots in the condominium), annual recurring charges 3 420 € (285 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,



Apartment 162 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...

Energy class (old measure) : D - Climate class : C
Document non contractuel - 04/05/2025



CHOMEL IMMOBILIER - www.chomel.immo

Tél: 06 89 02 27 76 / 04 78 22 10 51 - marjolaine@chomel.immo

Carte professionnelle 6901 2016 000 004 205 - Document non contractuel