

185 000 €

Buying apartment

2 rooms

Surface : 41 m²

Year of construction : 1984

Exposure : Sud est

Hot water : Collective

Indoor condition : excellent

Standing : semi-luxury

Building condition : good

Benefits :

lift, double glazing, gated, calm, armored door, residential, visitor parking

1 bedroom

1 shower

1 WC

1 cellar

Legal information

185 000 € fees included

2,78% VAT of fees paid by the buyer (180 000 € without fees), in condominium (95 lots in the condominium), annual recurring charges 877 € (73 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

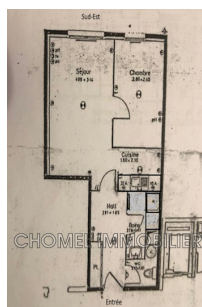
SOUS COMPROMIS



Apartment 187 Lyon

CHOMEL IMMOBILIER presents you EXCLUSIVELY This T2 in excellent condition, located in the popular residence "LYON Plage", located on the quays of the Saône, right next to the luxury hotel "Le métropole", close to Caluire and Cuire. It offers a large living room with a view of the condominium park, facing South-East. You will be quiet there, with no noise pollution apart from the singing of birds. This apartment benefits from the letters C and A in its energy diagnosis, due to the quality of the construction of the residence and the double glazing of the bay windows. The charges are exceptionally low, €75 monthly, including the efficient presence of a caretaker, collective heating and hot and cold water, the elevator and the maintenance of the common areas and the park. Parking spaces are available within the residence and you can also benefit from the resident rate of the city of LYON to park on the quay daily. This quiet area is very well...

Energy class (old measure) : C - Climate class : A
Estimated annual energy between 500 and 700 € (reference year 2024)
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Tél: 06 89 02 27 76 / 04 78 22 10 51 - marjolaine@chomel.immo

Carte professionnelle 6901 2016 000 004 205 - Document non contractuel