

187 000 €

Buying apartment

4 rooms

Surface : 65 m²

Surface of the living space : 18 m²

Year of construction : 1960

Exposure : Sud nord

View : Sans vis à vis

Hot water : Individuelle gaz

Indoor condition : good

Standing : residential

Building condition : good

Benefits :

double glazing, gated, calm, residential, visitor parking

3 bedrooms

1 terrace

1 shower

1 WC

1 parking

1 cellar

Legal information

187 000 €

Fees paid by the owner, in condominium (30 lots in the condominium), annual recurring charges 680 € (57 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.

Chomel.

IMMOBILIER

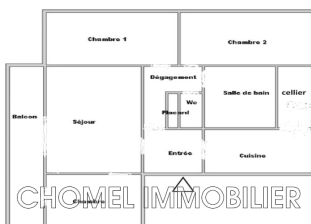
EXCLUSIVITÉ



Apartment 179 Villeurbanne

EXCLUSIVE MANDATE CHOMEL IMMOBILIER agency Apartment type 4, 3 bedrooms and a living room, sold rented, to 3 serious roommates, furnished leases, net profitability €1,315/month, or €25,857 annually. End of lease, July, August and March. Ideal investor, very good profitability Villeurbanne BUEURS district, bus 65 at the foot of the building, Metro Flachet or Cusset, line D 10 minutes on foot. Apartment with quality decoration, equipped kitchen, walk-in shower room, pantry with gas boiler, and dishwasher and laundry 4th floor without elevator, secure condominium, large south-facing balcony not overlooked cellar in the basement, collective parking in the wooded residence Shops, schools and roads nearby. More information by telephone before considering a visit DPE D

Energy class (old measure) : E - Climate class : E
Estimated annual energy between 1280 and 1780 € (reference year 2024)
Document non contractuel - 11/07/2025



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