

199 000 €

Apartment for sale

4 rooms

Surface : 56 m<sup>2</sup>

Surface of the living space : 24 m<sup>2</sup>

Année construction : 1966

Exposition : Sud est

Vue : Dégagée

Eau chaude : Collective

Indoor condition : good

Standing : bourgeois

État immeuble : Ascenseur refait

Prestations :

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

2 bedrooms

1 terrace

1 bathroom

1 WC

1 cellar

Classe énergie (dpe ancienne version) : E

Emission de gaz à effet de serre (ges ancienne version) : E

Document non contractuel

01/05/2024 - Prix T.T.C



## Apartment réf. 603V191A Villeurbanne

CHOMEL IMMOBILIER EXCLUSIVE

In the heart of VILLEURBANNE, come and discover this apartment in good condition, in a quiet, closed and secure condominium, located in a street near Cours Tolstoi.

This 3/4 T, (double living room, which is divided into 2 rooms) in very good condition, (apart from the kitchen which needs to be fitted out) ode consists of a large entrance hall with large storage space, a closed kitchen, a bathroom and a separate toilet; a bedroom with large dressing room and the double living room also with large dressing room; where the second bedroom was located; this vast living room opening onto a large, unobstructed balcony.

All the bay windows are double glazed and sliding; the heating is collective and will be connected to district heating in 2024.

A tenant will leave no later than March 2025 (their current rent is €805 including €155 monthly charges)



A parking space is for sale for an additional €12,000

Frais et charges :

Tél: 06 89 03 27 76 / 04 78 22 10 51 - marjolaine@chomel.immo

Bien en copropriété

199 000 € honoraires d'agence inclus

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