

335 000 €

Apartment for sale

4 rooms

Surface : 98 m<sup>2</sup>

Surface of the living space : 30 m<sup>2</sup>

Year of construction : 1995

Exposure : Est ouest

View : Dégagée

Hot water : Individuelle électrique

Indoor condition : good

Standing : bourgeois

Building condition : Ravalement fait

Benefits :

lift, double glazing, gated

3 bedrooms

1 terrace

1 bathroom

2 WC

1 garage

1 cellar

Energy class (old measure) : C

Climate class : A

Document non contractuel

02/05/2024 - Prix T.T.C



CHOMEL IMMOBILIER

## Apartment ref. 603V195A Villeurbanne

CHOMEL IMMOBILIER offers for sale this magnificent DUPLEX, ideal for families, 3 bedrooms, located in the heart of Villeurbanne, sheltered from noise pollution, 500 m from Metro Flachet, line D (direction Perrache and Carré de Silk)

Located on the 4th and 5th floor of a bourgeois building from 2008, the facades of which have just been redone.

This apartment, like a house, offers an area of 93 m<sup>2</sup> Carrez (but 112 m<sup>2</sup> of living space) whose attic areas are optimized by storage spaces. It offers a living room of 30 m<sup>2</sup>, opening onto a small east-facing balcony. to live". This east-west crossing duplex offers an unobstructed view and excellent light.

The secure residence is equipped with an elevator and double glazing. The apartment has three bedrooms, a bathroom, two toilets, and an independent equipped kitchen. Heating and hot water are individual and electric. and quality reversible air conditioning ensures warmth in winter and coolness in summer. The interior condition of this apartment is good and the building was renovated in 2024 since its construction in 2008.



Fees and charges :

Annual recurring charges 2 280 €

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In condominium

35 lots in the condominium 335 000 € agency fees 1,64% à the responsibility of the purchaser is included

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