

680 000 €

Apartment for sale

6 rooms

Surface : 162 m²

Surface of the living space : 40 m²

Year of construction : 1970

Exposure : Est ouest

View : Dégagée

Hot water : Collective

Indoor condition : to modernize

Standing : semi-luxury

Building condition : Ravalement fait

Benefits :

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

4 bedrooms

2 terraces

1 bathroom

1 shower

1 WC

2 parkings

2 cellars

Energy class (old measure) : C

Climate class : C

Document non contractuel

03/05/2024 - Prix T.T.C



Apartment ref. 603V194A Tassin-la-Demi-Lune

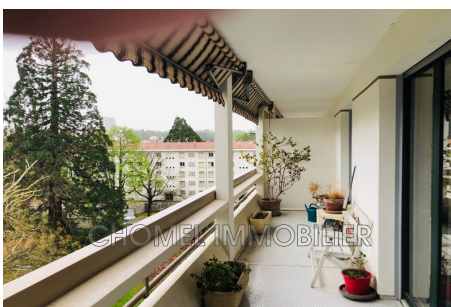
Up for grabs! Magnificent type 6 apartment, located in the city center of Tassin-la-Demi-Lune in a very well maintained and inhabited condominium. It is located on the 5th floor, on a new building in a Pitance building from 1970, completely renovated

(insulation of the facades from the outside and change of the bay windows to triple glazing, with electric roller shutters, all done in 2023; sound insulation on the floor excludes any noise pollution with the apartment below.

The apartment with a total surface area of 162 m² "Carrez" is composed of a large living room of 40 m², a dining room (which can become a 4th bedroom) 3 bedrooms, including a master suite with bathroom. bathroom, a shower room and a separate toilet. It offers a total terrace area of 30 m², one facing west, the second facing east, with manual sun blinds; an office room completes this apartment, exclusively accessible via one of the terraces.

Its kitchen is independent and equipped.

Numerous storage spaces and dressing rooms will allow you to store as many things as possible, including 2 cellars.



apartment in two., for investor.

Additional equipment: elevator, triple glazing, secure residence, quiet, armored doors, electric roller shutters and visitor parking.

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Possibility of acquiring 2 parking spaces each for €18,000; 2 cellars complete this exceptional property. To discover quickly!

Tassin-la-Demi-Lune, is one of the most popular towns in western Lyon, bordering

Lyon, ideal for families wishing to get away from the hustle and bustle of the city. It also offers easy access to Lyon thanks to its numerous transport connections. and proximity to main roads for weekend trips; a metro station is planned for 2027! Furthermore, real estate in Tassin-la-Demi-Lune stands out for the quality of its buildings, which are often well maintained and offer large volumes and great services. Finally, purchasing a 6-room apartment in Tassin-la-Demi-Lune can be an excellent investment given the constant demand in this area.

Fees and charges :

680 000 € agency fees 1,91% à the responsibility of the purchaser is included