

399 000 €

Apartment for sale

5 rooms

Surface : 104 m<sup>2</sup>

Surface of the living space : 35 m<sup>2</sup>

Year of construction : 1982

Exposure : Sud ouest

View : Campagne

Hot water : Individuelle électrique

Indoor condition : good

Standing : Plan amélioré

Building condition : good

Benefits :

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

3 bedrooms

1 terrace

1 bathroom

1 shower

2 WC

1 parking

1 cellar

Energy class (old measure) : C

Climate class : G

Document non contractuel

06/12/2024 - Prix T.T.C



## Apartment ref. 603V101A Craponne

Marjolaine offers EXCLUSIVE this apartment duplex, like a house in the heart of the town of Cappelodia.

Located on the third floor (no elevator) this apartment offers a living room of 40 m<sup>2</sup> with fireplace insert; overlooking a terrace (5 m<sup>2</sup>) with three orientations.

A closed kitchen, a storage and a toilet complete this level; upstairs, 3 spacious bedrooms, including an attic are served by a large hall; as well as a bathroom, and a second room of water with toilet.

A cellar and a private parking space complete this property.

Electric individual heating.

Quarterly charges: 350 € including cold water.

Property tax: 1226 €

Ideal large family, 2 steps walk from the main street of Craponne; common very well served to get to Lyon, with all the amenities of a beautiful town of West Lyonnais, no vis-à-vis.

To see without delay



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