

460 000 €

Contact agency

Agence Coulange

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For sale apartment

4 rooms

Surface : 87 m²

Surface of the living : 38 m²

Year of construction : 1990

Exposition : Est ouest

View : Dégagée

Hot water : Individuelle gaz

Standing : bourgeois

Building condition : Cleaning is

Features :

lift, double glazing, gated, CALM, armored door, residential

3 bedroom

1 shower

1 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

21/04/2025 - Prix T.T.C



## Apartment 59 Lyon

Lyon 4th arrondissement area - Cours d'Herbouville / Tête d'Or. Bright 4-room apartment ideally located between the Parc de la Tête d'Or and the Presqu'île de Lyon. As part of a division of a large apartment, discover this superb T4 with a surface area of 87m<sup>2</sup> Carrez law, completely redesigned. Located on the 5th floor of a luxury building, you will benefit from a beautiful East/West exposure and a view of the Quais du Rhône. It consists of: - A 38m<sup>2</sup> living room with a kitchen open to the living room and dining area. - Three good-sized bedrooms - A modern bathroom - Separate WC - A large storage space The +: - Complete File (Quote, Plans and visuals) - Double soundproof glazing, good energy performance - Renovated common areas - Reversible air conditioning Ideal location: close to amenities (shops, schools, transport), but also the 6th arrondissement, Place Louis Pradel and the Presqu'île. Ideal for a primary residence or rental investment. For any information or visit requests, contact Victor HERAIL directly at 07.70.07.41.11

Fees and charges :

Well condominium

80 lots in the condominium 460 000 € fees included

