

735 000 €

Contact agency

Agence Coulange

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For sale apartment

7 rooms

Surface : 164 m²

Surface of the living : 72 m²

Year of construction : 1990

Exposition : Est ouest

View : Dégagée

Hot water : Individuelle gaz

Inner condition : excellent

Standing : bourgeois

Building condition : Cleaning is

Features :

lift, double glazing, gated, armored door, residential

5 bedroom

2 bathrooms

1 shower

2 WC

2 garage

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

21/02/2025 - Prix T.T.C



Apartment 59 Lyon

Spacious 5 room apartment of 164m² bright - Lyon 4th arrondissement Near Parc de la Tête d'Or Very nice apartment with excellent exposure (East / West) overlooking the Rhône and close to all amenities (public transport, park 5 min walk, restaurants, shops, schools). Following the reunification of two apartments this property offers multiple advantages. The living room with an area of approximately 72m² consists of a fully equipped open kitchen, a dining area and a large lounge area, all bathed in natural light and equipped with a very beautiful parquet floor. The North wing of the apartment offers three beautiful bedrooms with parquet floors, a bathroom and a separate WC. The South wing is made up of a large master suite with parquet flooring, a dressing room, a second separate WC, a large bathroom (bath and shower) and a fifth bedroom serving as currently in the office. The apartment is equipped with reversible air conditioning, individual gas heating, double glazing, armored door, and plenty of storage. Also included with the apartment is a double closed garage in the basement and a cellar. The property is in excellent condition, the paintings and floors are recent and well maintained. Facade renovated in 2018 (No procedures in progress). Estimated budget €275/month. Diagnoses carried out. For any information or request for a visit, contact Victor HERAIL directly at 07.70.07.41.11

Fees and charges :

