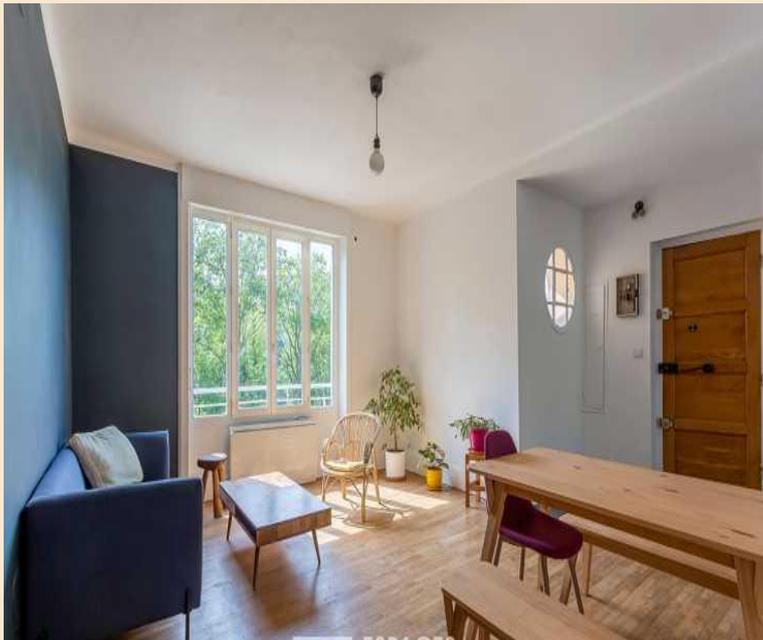


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Bright apartment with a view of the Saône

Lyon , Rhône , Auvergne-Rhône-Alpes



€318,000

inc. of agency fees

2 Beds

63 sqm

This charming T3 renovated in 2021 is located in a very charming, well-maintained small condominium with low costs. The entrance opens directly onto the main room of 30m2, bathed in light as it is through...

At a Glance

Reference MFH-EAL6138

Near to Lyon

Price €318,000

Bed 2

Pool No

Hab.Space 63 sqm

Land Tax N/A

Property Description

This charming T3 renovated in 2021 is located in a very charming, well-maintained small condominium with low costs. The entrance opens directly onto the main room of 30m2, bathed in light as it is through and offering a clear view, not overlooked. live on the Soane and the greenery. This beautiful living space with its open, modern and equipped kitchen is full of character. On the night side, a first bedroom of more than 13m2 with cupboard as well as the second of 11m2 benefits, like the living room, from pretty period parquet flooring. The modern bathroom with its large shower and two windows adds comfort to the property, as does

its separate toilet. The apartment is located in a green setting, in fact the large garden of the condominium made up of only six properties allows you to enjoy a large exterior with both flowers and trees. It is possible to park in the condominium and a beautiful cellar of 11m² allows plenty of storage. In summary, this apartment is bright because it is crossing, not overlooked in its very wooded environment and it has low charges because it is located in a small condominium. Located between the Vaiseindustrie district and the bottom of Saint Rambert with quick access to Ile Barbe. It is in direct proximity to shops, schools and transport: 2 bus lines within 200m, double cycle path at the end of the street, Vaise Metro Station 8 minutes away. Property subject to co-ownership status: 12 lots including 6 residential Annual charges: EUR734 ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from energy prices energy of the year 2021: between EUR980 and EUR1260 Condominiums of 12 units (No proceedings in progress).

Annual expenses : 61 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Price	€318,000

Key Information

Internal Area:	63 sqm
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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