Click to view MFH-EAL6168_1

Very nice apartment in the Saxe Gambetta district

Lyon, Rhône, Auvergne-Rhône-Alpes



€350,000

inc. of agency fees

2 Beds

65 sqm

Located a few steps from the Saxe Gambetta metro station, in the heart of the third arrondissement of Lyon, this 67m2 Carrez apartment is located on the 4th floor with elevator of a beautiful, perfectly...

At a Glance

Bed

Reference MFH-EAL6168_1

Near to Lyon

Pool No

Price €350,000

Hab.Space 65 sqm

Land Tax N/A

Property Description

Located a few steps from the Saxe Gambetta metro station, in the heart of the third arrondissement of Lyon, this 67m2 Carrez apartment is located on the 4th floor with elevator of a beautiful, perfectly maintained building from the 1950s. From the moment you enter, the place invites you to calm and relax. Completely renovated in 2020, the apartment consists of a living room with substantial volumes, bathed in light thanks to

its south-facing orientation, bringing together a living/dining room area as well as an open, fully equipped kitchen. On the night side, there are two comfortably sized bedrooms, a bathroom and an individual toilet. Its impeccable condition, its perfectly maintained co-ownership as well as its close proximity to all amenities are undeniably the major assets of this property and make it an ideal place to live. The property is equipped with air conditioning. No procedure in progress in the co-ownership. ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR620 and EUR890 Condominiums of 18 units (No proceedings in progress).

Annual expenses: 2676 euros.

Summary

Property type: Apartment

Bedrooms: 2

Price €350,000

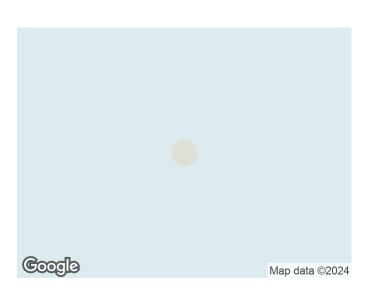
Key Information

Year Built: 1953

Internal Area: 65 sqm

Location: Auvergne-Rhône-Alpes





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S. and L. BROWN



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