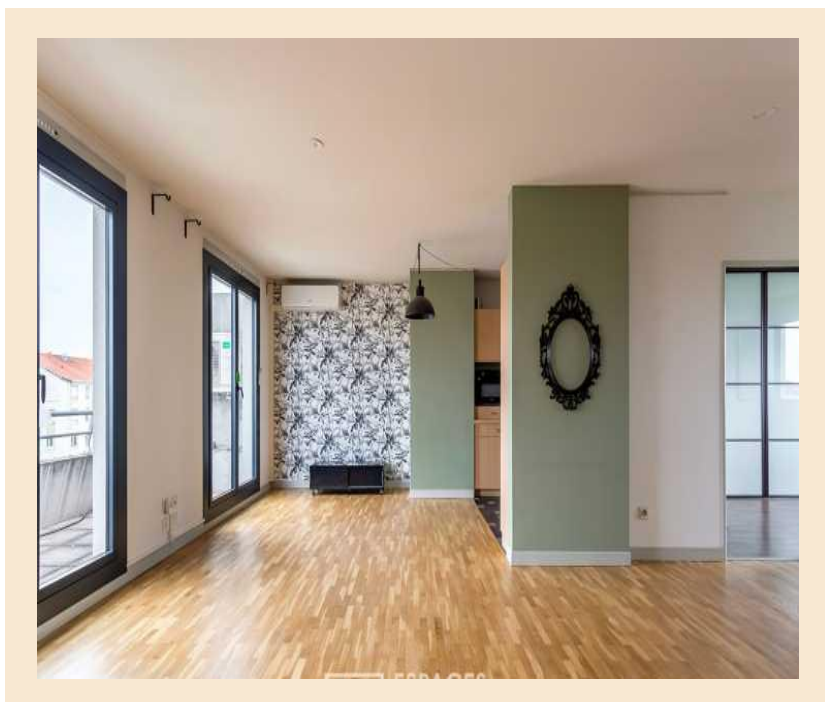


[Click to view MFH-EAL8055](#)

## Top floor with terrace

Villeurbanne , Rhône , Auvergne-Rhône-Alpes



# €318,900

inc. of agency fees

2 Beds      1 Baths      76.39 sqm

Located in Villeurbanne, bordering Lyon 3rd, close to the tramway, Bazin Park, Place Ronde de Montchat and all amenities, this 77sqm Carrez apartment with terrace is located on the top floor of a well-maintained...

### At a Glance

**Reference** MFH-EAL8055

**Bed** 2

**Near to** Villeurbanne

**Bath** 1

**Pool** No

**Price** €318,900

**Hab.Space** 76.39 sqm

**Land Tax** N/A

### Property Description

Located in Villeurbanne, bordering Lyon 3rd, close to the tramway, Bazin Park, Place Ronde de Montchat and all amenities, this 77sqm Carrez apartment with terrace is located on the top floor of a well-maintained condominium. Designed as a loft, this apartment opens onto a spacious living room, bathed in light, with a semi-open kitchen. The living room gives access to a magnificent 12 sqm open-air terrace, offering a clear view of Lyon, ideal for convivial moments. An office space, open to the living room, can also be used as a bedroom, thus offering flexibility and comfort. On the night side, a bedroom with a custom-made dressing

room offers privacy and comfort. A bathroom and a toilet complete the set. This apartment, rare on the market, has many assets, such as its terrace ideal for moments of sharing, its brightness, its generous volumes, as well as its privileged location close to all amenities. Possibility of acquiring a garage in addition  
ENERGY CLASS: D CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the years 2021, 2022, 2023 (subscriptions included): between EUR880 and EUR1240.

Condominiums of 45 units (No proceedings in progress).

Annual expenses : 432 euros.

## Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€318,900

## Key Information

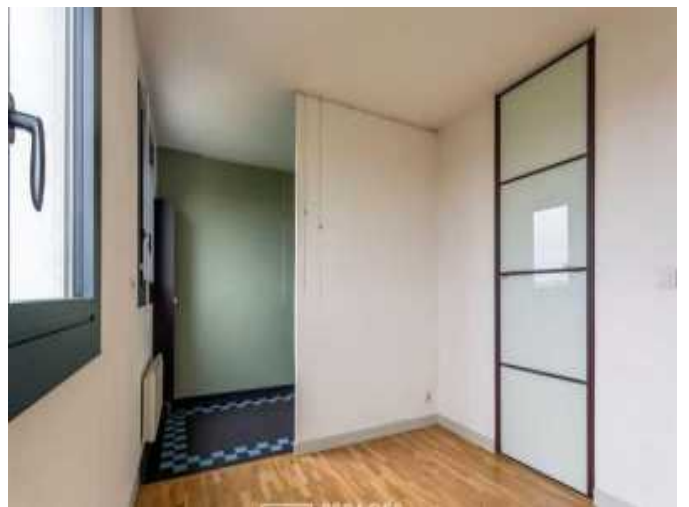
Year Built:	1994
Internal Area:	76.39 sqm

## Location: Auvergne-Rhône-Alpes



# Gallery







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THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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