

# AGENCE COULANGE

DEPUIS 1974

460 000 €

**Buying 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 : Ravalement fait**

**Amenities :**

Lift, Double Glazing, Secured residence,  
Calm, Reinforced door, Residential

3 bedroom

1 shower

1 WC

## Legal information

460 000 € fees included

4,55% VAT of fees paid by the buyer  
(440 000 € without fees), well  
condominium (80 lots in the condominium),  
no current procedure, information on the  
risks to which this property is exposed is  
available on [georisques.gouv.fr](http://georisques.gouv.fr)



## 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...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
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TRANSACTION - LOCATION - GESTION

[WWW.AGENCECOULANGE.COM](http://WWW.AGENCECOULANGE.COM)

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