

239 000 €

Buying apartment

2 rooms

Surface : 57 m²

Surface of the living space : 20 m²

Year of construction : 1960

Exposure : Sud

View : Dégagée

Hot water : Collective

Indoor condition : good

Standing : bourgeois

Building condition : good

Benefits :

double glazing, gated, calm, armored door, residential, visitor parking

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

Legal information

239 000 €

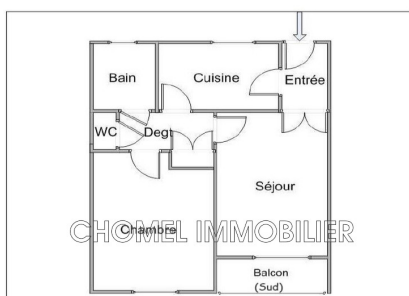
Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Apartment 172 Lyon

Chomel Immobilier offers you for sale this T2 located on the first floor of a very well maintained 1960 co-ownership located near the edge of the Saône, with free parking spaces within the co-ownership. This apartment benefits from a large living room of 20 m2 which opens onto a south-facing balcony, an independent equipped kitchen, and large bedroom of 16 m2; a bathroom and a separate toilet. It is located on Quai Gillet, opposite the Vaise district (69004 LYON) This apartment offers a surface area of 57 m2 Carrez Collective gas heating, with heat adapter to individually manage consumption; a cellar in the basement completes this property. Central district, opposite Vaise and at the foot of the Croix-Rousse plateau, 1 Valmy metro (line D) and bus station and SNCF 10 minutes on foot; bus at the bottom of the building, main roads and motorway access to Paris or Marseille 5 minutes away. Quality schools, middle and high schools nearby, shops...

Energy class (old measure) : E - Climate class : E
Estimated annual energy between 800 and 1000 € (reference year 2023)
Document non contractuel - 28/04/2025



CHOMEL IMMOBILIER - www.chomel.immo

Tél: 06 89 02 27 76 / 04 78 22 10 51- marjolaine@chomel.immo

Carte professionnelle 6901 2016 000 004 205 - Document non contractuel