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## Renovated duplex on the top floor

Villeurbanne , Rhône , Auvergne-Rhône-Alpes



€295,000

inc. of agency fees

2 Beds

1 Baths

85 sqm

In Villeurbanne, located between Charpenne and République, close to the metro, all amenities and Lyon 6, this tastefully renovated 60sqm Carrez duplex apartment (85sqm on the ground), is located on the...

### At a Glance

**Reference** MFH-EAL5758

**Bed** 2

**Near to** Villeurbanne

**Bath** 1

**Pool** No

**Price** €295,000

**Hab.Space** 85 sqm

**Land Tax** N/A

### Property Description

In Villeurbanne, located between Charpenne and République, close to the metro, all amenities and Lyon 6, this tastefully renovated 60sqm Carrez duplex apartment (85sqm on the ground), is located on the 1st and last floor of a small condominium well maintained. The entrance leads to a beautiful, bright and through living room, decorated with an open kitchen with clean lines. A bedroom also finds its place, in complete peace, on the courtyard side of the co-ownership. A WC completes this level. A beautiful wooden staircase provides access to the upper floor, which consists of an attic bedroom, an office area and a bathroom. There is also a

hidden storage space. The geographical location of this property, its proximity to all amenities, its brightness and its renovation make it a pleasant place to live. 2 cellars Positive point: The renovation of the facade with exterior insulation is in progress. Energy Class: E / Climate Class: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: EUR970 and EUR1,370.

Condominiums of 8 units (No proceedings in progress).

Annual expenses : 1200 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€295,000

Key Information

Internal Area:	85 sqm
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Location: Auvergne-Rhône-Alpes



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