Click to view MFH-EAL4376EL-T4-2

T4 apartment with balcony in Vénissieux

Lyon, Rhône, Auvergne-Rhône-Alpes



€200,000

inc. of agency fees

2 Beds 1 Baths **70.99** sqm

In Vénissieux, in the heart of the "Moulin à vent" district and a stone's throw from the "Beauvisage-Pressensé" tram station, this 70sqm apartment culminates on the 5th and last floor of a 1960s building,...

At a Glance

 Reference
 MFH-EAL4376EL-T4-2
 Near to
 Lyon
 Price
 €200,000

 Bed
 2
 Bath
 1
 Hab.Space
 70.99 sqm

 Pool
 No
 Land Tax
 N/A

Property Description

In Vénissieux, in the heart of the "Moulin à vent" district and a stone's throw from the "Beauvisage-Pressensé" tram station, this 70sqm apartment culminates on the 5th and last floor of a 1960s building, offering a bird's eye view of a nearby park. The entrance, equipped with storage space, leads to a very bright living room, currently comprising a "Mobalpa" kitchen and a living room with library which open onto a pleasant loggia perfect for enjoying the beautiful summer days. The sleeping area, made up of two bedrooms

sharing a bathroom, is located in a quiet area. Free rein to the imagination of a third bedroom with loggia in place of the reading corner. Independent toilets/laundry rooms complete the property. A storeroom on the mid-landing close to the apartment and a cellar in the basement complete the property. Parking is organized with the use of a bicycle storage room and the possibility of purchasing an outdoor parking space, at an additional cost. Top floor with elevator, in a secure residence, this apartment benefits from good insulation and a calm, wooded setting at the back of the residence. Ideally located close to shops and transport, notably T6, allowing quick access to the city center and the Lyon metropolitan area. Additional information: - Ring road access in 5 minutes by car, - Perrache Sncf station 15 minutes by car, - Tramway, "Debourg" station 400 minutes by foot, - BUS 35, "Pressensé - Marrane" stop 3 minutes away feet, C12, "Hôpital St Jean de Dieu" stop 5 min walk, C16, "Place Ennemond Romand" stop 5 min walk, - Collège Honoré Balzac 400 m walk, Proximity: schools, gymnasium, transport, shops, Moulin à Vent business park, supermarket... Property subject to co-ownership status: 92 lots, including 36 residential lots Charges: cold water and heating included ENERGY CLASS: D - CLIMATE CLASS: D Estimated average amount annual energy expenditure for standard use, established using energy prices for the year 2021, as of January 1: between EUR1,040 and EUR1,460

Condominiums of 92 units (No proceedings in progress).

Annual expenses: 2722.56 euros.

Summary

Property type: Apartment

Bedrooms: 2
Bathrooms 1

Price €200,000

Key Information

Year Built: 1963

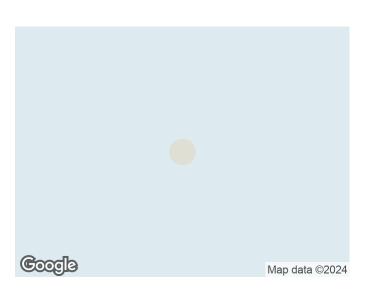
Internal Area: 70.99 sqm

Property Features:

• Balcony: 1

Location: Auvergne-Rhône-Alpes





Gallery

























Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved