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## T4 apartment with balcony in Vénissieux

Vénissieux , 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-1

Bed 2

Near to Vénissieux

Bath 1

Pool No

Price €200,000

Hab.Space 70.99 sqm

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



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