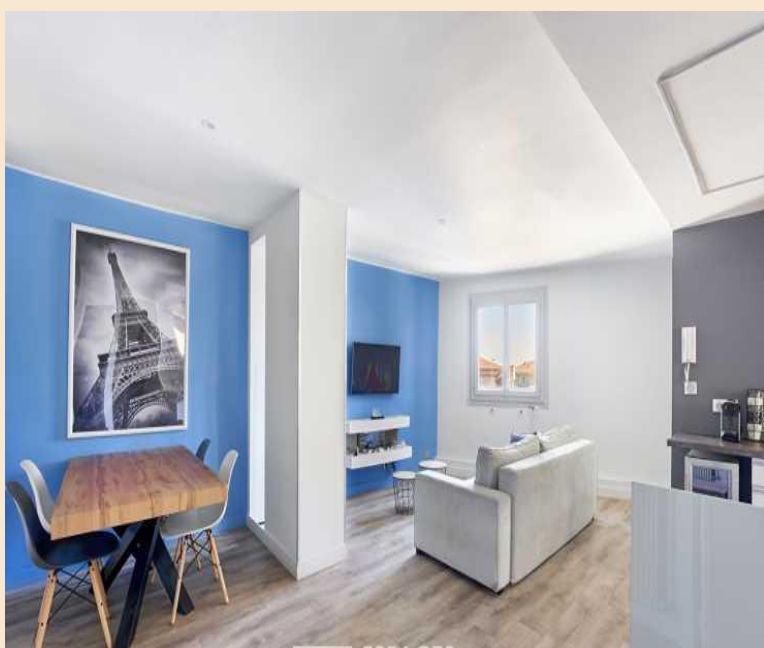


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## Apartment in hyper-center

Irigny , Rhône , Auvergne-Rhône-Alpes



**€300,000**  
inc. of agency fees

3 Beds      1 Baths      88 sqm

This 88 sqm T4 apartment is located in the heart of Irigny, on the 1st floor of an old house. In the extension of the entrance is revealed the beautiful through living room, lit by a window, and where...

### At a Glance

<b>Reference</b>	MFH-EAL3275EL	<b>Near to</b>	Irigny	<b>Price</b>	€300,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	88 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This 88 sqm T4 apartment is located in the heart of Irigny, on the 1st floor of an old house.

In the extension of the entrance is revealed the beautiful through living room, lit by a window, and where the lounge area faces the open kitchen for moments of sharing. A bathroom and a first bedroom complete this space.

A second space will offer 2 bedrooms with storage cupboards. A cellar completes the property. Ideally located, close to all amenities, and cleverly renovated, it will be perfect for young couples looking for their first purchase.

Subject to the status of the co-ownership: 6 lots Volunteer trustee

Annual charges: EUR150

ENERGY CLASS: D / CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the 2021: between EUR550 and EUR920

Contact: Sylvain - 06 99 01 06 98

Condominiums of 6 units (No proceedings in progress).

Annual expenses : 150 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€300,000

## Key Information

Internal Area:	88 sqm
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## Location: Auvergne-Rhône-Alpes



## Gallery



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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.

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**C. BAUER – Sunday Times**

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