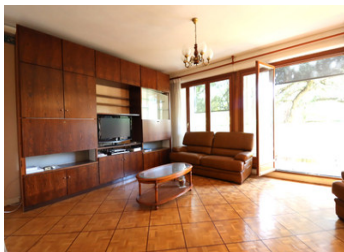
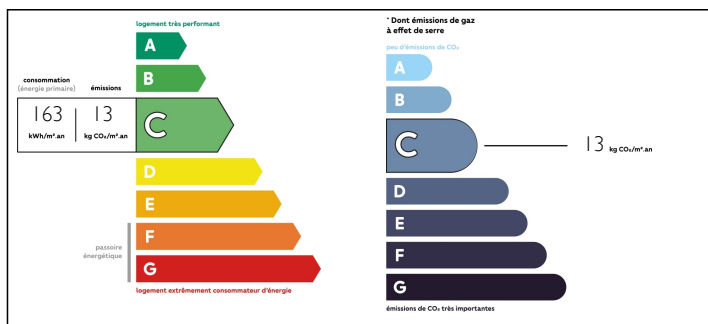


Lyon 3 Monchat district, very bright 98 m<sup>2</sup> apartment with large terrace and view of the greenery.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Lyon 3e Arrondissement
Department:	Rhône
Bed:	2
Bath:	1
Floor:	98 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

In the popular area of Montchat and Montplaisir (3rd arrondissement) this spacious and very bright 98 m<sup>2</sup> apartment can be transformed at low cost into a very beautiful living and comfortable space. In the heart of a quiet residence, close to all amenities, this crossing apartment consists of two bedrooms (12 and 13m<sup>2</sup>) a real kitchen of 16m<sup>2</sup>, a living/dining room of 35m<sup>2</sup> entirely glazed on one side opening onto a 12m<sup>2</sup> terrace. A 4.5m<sup>2</sup> bathroom, separate WC, plenty of storage space including a dressing room. 2 parking spaces, one of which is underground and a cellar complete this property. Second floor with elevator The condominium is secure and has a wooded park equipped with games for children and a tennis court. Metro D, tram T2, T5, bus C8, C26 close to hospitals Gas heating, air conditioning, double glazing with glazed bases throughout, electric roller shutters. Oak marquetry floor in the living room/living..

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

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Co-owned building of 624 units  
Provisional annual charges: 1800€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>



## LOCAL TAXES

Taxe foncière: 1096 EUR

## NOTES