

485 000 €

**Buying apartment**

**4 rooms**

**Surface : 93 m²**

**Year of construction : 2012**

**Exposition : Ouest**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : Excellent**

**Standing : Demi-luxe**

**Building condition : new**

**Features :**

lift, double glazing, gated, calm, Porte blindée, residential, electric shutters

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 garage

#### Legal information

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Fees paid by the owner, well condominium (43 lots in the condominium), annual current expenses 1 540 € (128 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### Apartment 53 Lyon

Beautiful 4-room apartment with large terrace - Lyon 5th district. Discover this stunning 93 m² apartment in the sought-after Rue des Noyers neighborhood, on the border of Tassin, located in the upscale Les Allées du Bois residence (SLC PITANCE). Built in 2012, this secure residence offers an exceptional living environment with its enclosed wooded park. Area: 92.36 m² + covered terrace of 16.10 m² facing west. Property type: 4-room apartment. Construction: High-quality building from 2012. A spacious 38 m² living room with a modern open kitchen equipped with BOSCH/SIEMENS appliances and a central island, perfect for family gatherings or entertaining friends. 3 comfortable bedrooms, including a master bedroom with a dressing room and en-suite bathroom (double sinks). The other two bedrooms, one of which opens onto the terrace, are located in a separate sleeping area with a bathroom and independent toilet. Solid wood floors in the bedrooms,...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1000 and 1150 € (reference year 2024)  
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