

220 000 €

**Buying apartment**

**2 rooms**

**Surface : 42 m²**

**Year of construction : 1900**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : Excellent**

**Standing : Bourgeois**

**Building condition : Bon**

**1 bedroom**

**1 bathroom**

**1 WC**



## Apartment 57 Lyon

LYON 5 – VIEUX-LYON / SAINT-GEORGES – FURNISHED T2 FOR SALE – 42.9 m² – €220,000 FAI Perfect for investors or first-time buyers, this charming furnished T2 apartment is located in the historic Saint-Georges district, right in the heart of Vieux Lyon, a UNESCO World Heritage site. Carrez surface area: 42.9 m² Floor: 2nd on the Doyenné street side / 1st from Saint-Georges street Layout: Entrance, bright living room with open kitchen, 1 bedroom, bathroom, and separate WC Very good overall condition, compliant electrical installation, recent inertia heating system Sold furnished, ready to rent or move in • Premium location in a highly sought-after area • Controlled charges: €2,185/year • Low property tax: €386 • Low energy consumption (Energy Performance Certificate: E / Greenhouse Gas Emissions: B) • Well-maintained old building, small co-ownership (6 lots), no legal issues Turnkey rental investment or characterful...

### Legal information

220 000 €

Fees paid by the owner, well condominium(4 lots in the condominium), annual current expenses 2 185 € (182 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1110 and 1550 € (reference year 2023)  
Document non contractuel - 15/12/2025

