



Villeurbanne - La Doua - Top Floor Penthouse of 110.24 sqm - 3/4 Bedrooms -  
Terrace of 200 sqm - Air conditioning - Garage

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SELLING PRICE : €585,000

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SOLE AGENCY

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6, place de la Libération  
69130 Écully

## DESCRIPTION

VILLEURBANNE - LA DOUA. Near the Parc de la Tête and the DOUA campus, discover this roof terrace on the 7th and last floor in a 2005 condominium with elevator and perfectly maintained.

Alone on its landing, this air-conditioned penthouse of 110.24 m<sup>2</sup> includes three bedrooms (4th possible), a terrace of approximately 200 sqm, a garage at an additional cost.

This bright property, thanks to its triple exposure not overlooked, has a spacious, perfectly landscaped terrace with a dominant and unobstructed view. This exterior is accessible from the numerous openings of the living space of approximately 60 sqm.

This family living space is warmly furnished and equipped with a fitted kitchen area with central island, a dining room and home cinema area. A laundry room/scullery offers plenty of storage space.

The sleeping area has three beautiful bedrooms including a master bedroom with cupboard and private shower room. They all give access to the exterior.

A large garage (PMR type) of approximately 17 sqm is available at an additional cost.

This penthouse located close to all amenities but also universities and public transport (tram) makes it an exceptional and rare property for sale. Agency fees payable by vendor - Nombre de lots dans la copropriété: 45 - Montant moyen de la quote-part de charges courantes 3,300 €/yearly - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 1010€ ~ 1420€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) - Cyril CHABBAT - Agent commercial - EI - RSAC Lyon 820976272

# FEATURES

Type de bien:	Apartment	Surface:	110.24 m <sup>2</sup>	Terrain:	-
Charges:	€3,300.00	Périodicité des charges:	€0.00	Ascenseur:	Yes
Piscine:	-	Nombre de lots:	45	Taxe foncière:	€2,108.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	4 rooms
NB de chambres:	3 bedrooms	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 147kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : A kg CO<sub>2</sub>/m<sup>2</sup>.an

Estimated amount of annual energy expenditure for standard use:  
entre \$1,010.00 et \$1,420.00

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