

# AGENCE DU COIN

Transaction - Expertise - Location - Tél : 04 94 82 94 16

[www.agenceducoin83.com](http://www.agenceducoin83.com)

€ 146 000

**Buying apartment**

**3 rooms**

**Surface : 58 m<sup>2</sup>**

**Surface of the living : 26 m<sup>2</sup>**

**Year of construction : 1930**

**Exposition : Est**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : Bourgeois**

**Building condition : Ravalement fait**

**Amenities :**

double glazing, calm, residential

2 bedroom

1 shower

1 WC

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

**Fees and charges :**

Annual current expenses 600 €

Well condominium

3 lots in the condominium 146 000 € fees included

22/12/2024 - Prix T.T.C



## Apartment Le Muy

Le Muy, 83490, Between the sea and the Verdon, the property is located less than 5 minutes from the main roads and the A8 interchange and 10 minutes from the TGV station. This beautiful 3-room duplex apartment is located not far from the amenities of the city center and local shops. With a surface area of 58 m<sup>2</sup>, this property offers on the 1st floor, a spacious living room of 26 m<sup>2</sup> and its open kitchen area, fitted and equipped. On the second floor, two bedrooms, a shower room and a toilet. It also has an office space on the landing. It is equipped with an individual electric hot water system by tank, individual heating and reversible air conditioning in the bedrooms. The interior condition is impeccable. The building, with three condominium apartments, is spread over two floors. You will appreciate the calm of the place, ensured by double glazing in addition to a quiet street, the comfort of two bedrooms, a shower room and its WC. A rare property, a true haven of peace to be seized quickly. - GARAGE of 54 m<sup>2</sup> with more than 3 meters of height under beams and its water point in addition to the price. - Served by fiber. Contacts and visits: David 06 84 08 05 22 Ref. : 718V604A - Mandat n°1261



Agence du Coin GM - 1 rue Carnot - 83490 LE MUY

Tél: 04 94 82 94 16 - [contact@agenceducoin83.com](mailto:contact@agenceducoin83.com)

RCS Fréjus 798 023 875 SIRET 798 02387500015

Document non contractuel - Barème de prix disponible sur notre site internet