

# AGENCE DU COIN

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

www.agenceducoin83.com

€ 195 000

**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

2 bedroom

1 shower

1 WC

1 garage

1 cellar

**Energy class (dpe) : C**

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

**Fees and charges :**

Annual current expenses 600 €

Well condominium

6 lots in the condominium 195 000 €

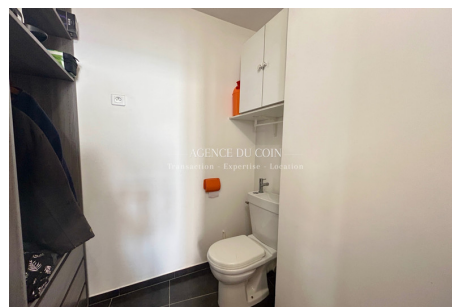
agency fees 5,13% à the

responsibility of the buyer included



## Apartment Le Muy

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 T3 duplex apartment and its very large garage with very good volumes and easily accessible for medium/large vehicles, 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. Very rare, 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 - Served by fiber. Ref. : 718V599A - Mandat n°1244



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