

# AGENCE DU COIN

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

www.agenceducoin83.com

€ 222 000

**Buying duplex**

**5 rooms**

**Surface : 107 m<sup>2</sup>**

**Surface of the living : 40 m<sup>2</sup>**

**Year of construction : 1986**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Amenities :**

double glazing, calm, residential

4 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

**Emission of greenhouse gases**

**(ges) : B**

Fees and charges :

Annual current expenses 1 440 €

Well condominium

36 lots in the condominium 222 000 €

agency fees 4,95% à the

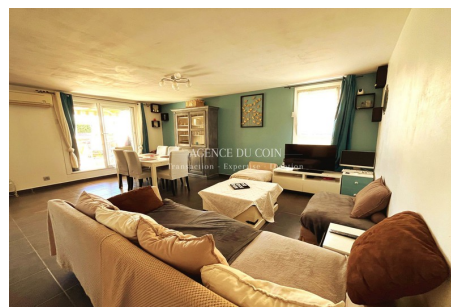
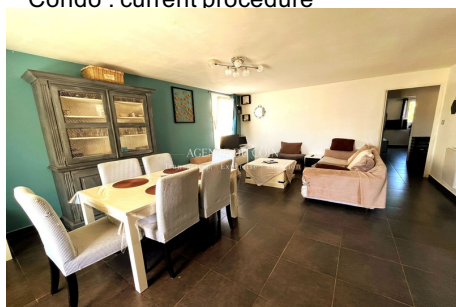
responsibility of the buyer included

Condo : current procedure



## Duplex Le Muy

83490 LE MUY - 4 BEDROOM DUPLEX APARTMENT with TERRACE and 1 private PARKING SPACE Beautiful quiet location and close to amenities for this duplex with open views from a pleasant terrace of approximately 26 m2. The property is located on the 1st floor and includes access: an entrance opening onto the living room and a bright kitchen area thanks to the terrace which extends over the entire length of the living room. On the opposite side, there is access to the sleeping area with two large bedrooms and a dressing room as well as a landing to go upstairs which includes: 2 bedrooms, 1 bathroom and approximately 20 m2 under roof which can be converted. Ideal property for a large family or for rental investment. Medium-sized co-ownership with 36 lots managed by a professional trustee. Please note : roof and insulation completely redone 10 years ago, waterproofing of the terrace reviewed 4 years ago, joinery, electric shutters and convectors were changed 5 years ago, new hot water tank. Your contact at Agence du Coin: Eva at 0682158704 Ref. : 718V593A - Mandat n°1221



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

Tél: 04 94 82 94 16 - contact@agenceducoin83.com

RCS Fréjus 798 023 875 SIRET 798 02387500015

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