

# AGENCE DU COIN

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

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

€ 208 000

**Buying village house**

**3 rooms**

**Surface : 110 m<sup>2</sup>**

**Surface of the living : 11 m<sup>2</sup>**

**Surface of the land : 119 m<sup>2</sup>**

**Year of construction : 1945**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : a refresh**

**Couverture : tiles**

**Amenities :**

Laundry room, calm

1 bedroom

1 terrace

1 bathroom

2 WC

2 parkings

1 cellar

**Energy class (dpe) : E**

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

**Fees and charges :**

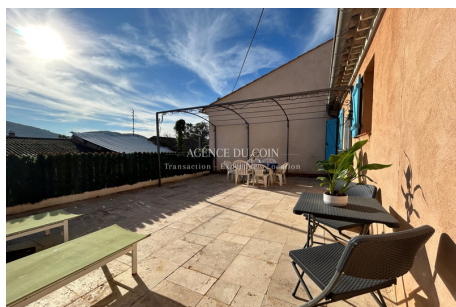
208 000 € fees included

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



## Village house Le Muy

The Real Estate Agency Du Coin offers you this charming village house of 58m<sup>2</sup> + 54m<sup>2</sup> annex, on a plot of 119m<sup>2</sup> located in a quiet cul-de-sac, in the heart of the city center of Le Muy. With a south-facing orientation and a lovely open view, this house offers many possibilities, both for a main residence and for a rental investment. Description of the property: • Ground floor: • Space for 2 vehicles. • A games room of 16.52 m<sup>2</sup>. • A 17.40 m<sup>2</sup> laundry room. • A 20 m<sup>2</sup> studio to renovate with existing shower room and WC (kitchen and renovation to be planned). • First floor: • A magnificent 45 m<sup>2</sup> travertine terrace. • A closed, fitted and equipped kitchen of 19 m<sup>2</sup>. • A bathroom with WC. • A living room of 11.60 m<sup>2</sup>. • Top floor: • A large bedroom of 17 m<sup>2</sup> with closet. • A toilet with sink. Highlights: • The house has potential for expansion already validated by the town hall. • The ground floor can be transformed or extended, ideal for a rental project or personal development. • Central location in Le Muy, close to shops and quiet. Some renovation work is needed, but this house is full of potential! For more information or to arrange a visit, contact Laetitia on 06 08 94 29 68. Ref. : 718V1970M - Mandat n°1260



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