

# AGENCE DU COIN

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

Email : contact@agenceducoin83.com

€ 320 000

**Buying house**

**3 rooms**

**Surface : 77 m<sup>2</sup>**

**Surface of the living : 39 m<sup>2</sup>**

**Surface of the land : 1353 m<sup>2</sup>**

**Year of construction : 2000**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**Amenities :**

Bedroom on ground floor, double glazing

2 bedroom

1 terrace

1 bathroom

1 WC

2 garages

2 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases**

**(ges) : C**

**Fees and charges :**

320 000 € fees included

27/07/2024 - Prix T.T.C



## House Le Luc

Exclusive!! Come and quickly visit this T3 house of 78m<sup>2</sup> on a flat plot of 1353m<sup>2</sup> with swimming pool, composed of an entrance, a large kitchen living room of 39m<sup>2</sup>, 2 bedrooms with cupboards, a bathroom with bathtub and shower and a separate toilet. A large garage with double door of 44m<sup>2</sup> completes this property. Strong points: flat land with swimming pool, large garage, septic tank to standard checked every 2 years and insulation completely redone in 2021 Ref. : 718V1898M



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

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

RCS Fréjus 798 023 875SIRET 798 02387500015 -

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