

# AGENCE DU COIN

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

www.agenceducoin83.com

€ 448 150

## Buying house

6 rooms

Surface : 140 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 900 m<sup>2</sup>

Year of construction : 1972

Exposition : Est ouest

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

## Amenities :

pool, fireplace, Bedroom on ground floor, double glazing, Laundry room, calm

5 bedroom

1 terrace

1 bathroom

1 shower

1 WC

2 garages

4 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Fees and charges : T.T.C

448 150 € agency fees 5.17% à the



## House Le Muy

83490 LE MUY - QUIET RESIDENTIAL AREA - 5 BEDROOM HOUSE with POOL and 2 GARAGES Opportunity to seize for this property on a beautiful flat enclosed and wooded plot of approximately 900 m<sup>2</sup>. Masonry swimming pool in perfect condition of 9m x 6m with new pump and 2 garages built separately. The house comprises a ground floor of approximately 100 m<sup>2</sup> with 3 bedrooms, 1 living room, 1 separate kitchen, 2 bathrooms, 1 storeroom and 1 terrace. Upstairs, there is approximately 40 m<sup>2</sup> of living space to refresh with a large landing, 2 bedrooms and 1 office. All the joinery in the house has been changed to PVC with double glazing, the floor has been completely tiled over the entire surface of the ground floor with quality tiling, good insulation with concrete slab under the roof, framework completely redone and tiles changed around ten years ago. Please note : reversible air conditioning in all rooms on the ground floor. Heating method: radiators with heat pump throughout the house, including the upper floor. Your contact for all information and visits: Eva on 0682158704 Ref. : 718V1971M - Mandat n°1254



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RCS Fréjus 798 023 875 SIRET 798 02387500015

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