

# AGENCE DU COIN

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

www.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

16/09/2024 - 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



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