

# AGENCE DU COIN

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

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

€ 175 000

**Buying village house**

**4 rooms**

**Surface : 78 m<sup>2</sup>**

**Surface of the living : 20 m<sup>2</sup>**

**Exposition : Sud**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

double glazing, Laundry room

2 bedroom

1 bathroom

1 shower

3 WC

**Energy class (dpe) : E**

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

**Fees and charges :**

175 000 € agency fees 2,86% à the responsibility of the buyer included

30/04/2025 - Prix T.T.C



## Village house Le Muy

LE MUY 83490. Charming Provencal-style village house in quadruplex ideally located in the heart of the city center of Le Muy, offering a beautiful living space of 78 m<sup>2</sup> with a living room of 20 m<sup>2</sup>. Facing south, enjoy a city view from the interior of this house, obtaining abundant natural light all day long. This pretty house, in excellent condition because it was recently renovated and perfectly maintained, has a fitted American kitchen as well as double glazing for better insulation. It also includes two (three\*) bedrooms, a bathroom, a shower room and three toilets. This semi-detached house on two sides even offers a laundry room\*. The mains drainage for sanitation is a significant plus. A great opportunity to seize! \*Please note that the laundry/bedroom area on the ground floor could be used for a motorcycle/bicycle garage, shed or other possible studio because it has its own independent farmhouse-style entrance and is served by water and drainage to the sewer. -Ground floor: entrance hall / separate WC and \*bedroom. -Floor 1: Living room/kitchen -Floor 2: Suite with shower room and WC -Floor 3: Suite with private bathroom and WC. All served by an independent staircase. Contact and visits David DORDOR 0684080522 Ref. : 718V1958M - Mandat n°1225



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

Tél: 04 94 82 94 16 - [contact@agenceducoin83.com](mailto:contact@agenceducoin83.com)

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