## **AGENCE DU COIN**

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

www.agenceducoin83.com

## € 449 000

Buying villa 5 rooms

Surface: 112 m<sup>2</sup>

Surface of the living: 32 m<sup>2</sup> Surface of the land: 1200 m<sup>2</sup> Year of construction: 2008

Exposition: Sud View: Sur jardin Hot water: Electrique Inner condition: good External condition: good

Couverture: tiles Amenities:

pool, Abris garage, Baie à galandage, Poêle à bois, Bedroom on ground floor, double glazing, office, Automatic gate

- 3 bedroom
- 1 terrace
- 1 bathroom
- 1 shower
- 2 WC
- 1 garage
- 5 parkings

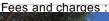
Energy class (dpe): C Emission of greenhouse gases (ges): A

02/07/2025 - Prix T.T.C



## Villa Le Muy

Le Muy, 15 minutes from the entrances to the Saint-Tropez golf course, accessed via the sublime seaside resort of Sainte-Maxime, is this charming five-room family villa. Immediate road and motorway access, with a TGV train station and major shops just a five-minute drive away. Located on a plot of 1200 m², the 112 m² villa is generously distributed by a living room of almost 40 m<sup>2</sup> and its open and fitted kitchen, three bedrooms including a suite with private bathroom, an office and an adjoining garage. The property also has two large sheds, one of which can be used as a garage and the other as a wooden shed, a pétanque court and numerous parking spaces. - Reversible air conditioning in the living room. - Wood stove - Fully fenced. - Automatic gate. CONTACT AND VISITS DAVID DORDOR 0684080522 Ref.: 718V621M - Mandat n°1267









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