

# AGENCE DU COIN

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

www.agenceducoin83.com

€ 634 000

**Buying maison de caractère**

**6 rooms**

**Surface : 148 m<sup>2</sup>**

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

**Surface of the land : 3000 m<sup>2</sup>**

**Year of construction : 1986**

**Exposition : Sud**

**View : Campagne**

**Hot water : Thermodynamique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

pool, pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, calm

4 bedroom

5 terraces

2 showers

2 WC

2 garages

8 parkings

**Energy class (dpe) : C**

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

Fees and charges : T.T.C

634 000 € fees included



## Maison de caractère Le Muy

Le Muy countryside sector, ideal for large families! Lovely house built in 1987 entirely built with quality materials. It consists of: an entrance porch, a spacious entrance hall, a bathroom with toilet, a living room of 39 m<sup>2</sup> with exposed farmhouse, real fireplace with insert. The kitchen is individual and opens onto the covered terrace, a large pantry opening onto the 28m<sup>2</sup> garage. Night side 2 bedrooms with cupboards, a third spacious 15m<sup>2</sup> with dressing area, a bathroom with double sink and Italian shower. Upstairs: a fourth bedroom 11.7m<sup>2</sup> with large dressing room of 6m<sup>2</sup>. Completes this house: a porch for a car as well as a 20m<sup>2</sup> workshop. For relaxation: pool house with fully equipped and furnished summer kitchen, barbecue pizza oven, bowling alley, 9\*4 swimming pool with more than 110m<sup>2</sup> of terrace around it. The 3,000 m<sup>2</sup> land is fenced, landscaped and planted with Provence trees. Its parking lot can accommodate 10 cars. All you have to do is contact Lætitia from Agence du Coin for a visit on 0608942968. Ref. : 718V1832M - Mandat n°1089



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RCS Fréjus 798 023 875 SIRET 798 02387500015

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