

222 000 €

Contact agency  
Agence du Coin GM

1 rue Carnot  
83490 LE MUY  
04 94 82 94 16 /  
contact@agenceducoin83.com

For sale duplex

5 rooms

Surface : 107 m²

Surface of the living : 40 m²

Year of construction : 1986

Exposition : Est ouest

View : Dégagée

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : residential

Building condition : GOOD

**Features :**

double glazing, CALM, residential

4 bedroom

1 terrace

1 bathroom

1 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



## Duplex 1221 Le Muy

83490 LE MUY - 4 BEDROOM DUPLEX APARTMENT with TERRACE and 1 private PARKING SPACE Beautiful quiet location and close to amenities for this duplex with open views from a pleasant terrace of approximately 26 m2. The property is located on the 1st floor and includes access: an entrance opening onto the living room and a bright kitchen area thanks to the terrace which extends over the entire length of the living room. On the opposite side, there is access to the sleeping area with two large bedrooms and a dressing room as well as a landing to go upstairs which includes: 2 bedrooms, 1 bathroom and approximately 20 m2 under roof which can be converted. Ideal property for a large family or for rental investment. Medium-sized co-ownership with 36 lots managed by a professional trustee. Please note : roof and insulation completely redone 10 years ago, waterproofing of the terrace reviewed 4 years ago, joinery, electric shutters and convectors were changed 5 years ago, new hot water tank. Your contact at Agence du Coin: Eva at 0682158704

Fees and charges :

Annual current expenses 1 440 €

Well condominium

36 lots in the condominium 222 000 € agency fees 4,95% à the responsibility of the buyer included

