

**504 000 €**

**Contact agency**  
**Agence du Coin GM**

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

**For sale house**

**5 rooms**

**Surface : 115 m²**

**Surface of the living : 25 m²**

**Surface of the land : 1200 m²**

**Year of construction : 1972**

**Exposition : Sud**

**View : Panoramique**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

4 parkings

**Energy class (dpe) : D**

Document non contractuel

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



### House 1316 La Motte

83920 LA MOTTE - 5-ROOM HOUSE WITH OUTBUILDING \*\*Panoramic view, new swimming pool and large plot are the assets of this property located in a quiet area in a sought-after residential area. \*\*The property consists of a main house with 3 bedrooms and an outbuilding attached to the house. \*\*The terraced garden of approximately 1200m2 offers a superb view of the Motte countryside. \*\*The main house comprises an entrance hall, a living room and a lounge with an open-plan fitted kitchen, a bathroom with a bathtub, shower and toilet, and 3 bedrooms. Everything was renovated two years ago, including the installation of reversible air conditioning. A large south-facing terrace and the swimming pool are accessible from the living room. \*\*The outbuilding includes a large open-plan living room with a fireplace, a kitchenette, a shower room, a toilet, and a mezzanine with a bedroom. The living room offers a private, panoramic terrace, direct access to the pool, and a basement that can be converted into a studio. Information and contacts: Eva at 0682158704

**Fees and charges :**

504 000 € agency fees 4,76% à the responsibility of the buyer included

