

**Price on request**

**Contact agency**

**BBII - Danielle Steens**

20 Rue de l'étang

22480 Canihuel

06 28 49 44 22 / Danielle.steens@orange.fr

**For sale apartment**

**3 rooms**

**Surface : 80 m²**

**Surface of the living : 35 m²**

**Year of construction : 1950**

**Exposition : Est ouest**

**View : Campagne**

**Hot water : Individuelle**

**Inner condition : excellent**

**Building condition : GOOD**

**Features :**

garden, double glazing

1 bedroom

1 terrace

1 WC

2 parkings

**Energy class (dpe) : E**

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

Document non contractuel

22/01/2026 - Prix T.T.C



### Apartment 8927-54 Canihuel

CENTRAL BRITTANY: Located ON THE ROSTRENEN - QUINTIN ROUTE: IN THE TOWN OF CANIHUEL. IN A SHARED PROPERTY WITH TWO UNITS. LOT 1 - GROUND FLOOR T2 APARTMENT with a surface area of 80m<sup>2</sup> (can be converted into a T3). PLUS AN ADJACENT HOUSE of 35m<sup>2</sup> The apartment consists of a living room, a bedroom, a kitchen, a toilet, a shower room to be created, and a room to be designated that leads to the private garden. The small house can serve as an office, any other workspace, or a studio. The window frames are new. The apartment was fully renovated in 2020 by local craftsmen (insulation, PVC double-glazed exterior joinery with electric shutters, electricity, plumbing, painting, heating, toilet, and kitchen). Invoices provided. Private garden of 400m<sup>2</sup> and reserved parking spaces. Possible to divide into two units. Electric heating and hot water. Individual water and electricity meters. Compliant individual sewage system (ECOFLO October 2022). New roof 2025. Energy rating: D - Property tax: €420 / year. Price: €85,000 Contact: Danielle STEENS: 06 28 49 44 22 Sales agent: Siret number: 398 390 831 000 53

Fees and charges :

