

**90 000 €**

**Contact agency**

**Agence BBii**

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

**For sale apartment**

**Surface of the living :** 24 m²

**Year of construction :** 1950

**Exposition :** Est ouest

**View :** Campagne

**Hot water :** Individuelle

**Inner condition :** NEW

**Standing :** bourgeois

**Building condition :** GOOD

**Features :**

double glazing

2 bedroom

1 shower

1 WC

2 parkings

**Energy class (dpe) :** D

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

Document non contractuel

04/07/2025 - Prix T.T.C



### Apartment 8935-7 Canihuel

BRITTANY: Between ROSTRENEN and QUINTIN: COMMUNE OF CANIHUEL. 3-bedroom apartment - two bedrooms on the 1st floor in a two-unit condominium. 61m² apartment completely renovated in March 2022. Accessed by a separate staircase: A first hallway leads to a living room with a fitted and equipped kitchen and two bedrooms. The living room and one bedroom have a closet. The second hallway leads to a bathroom with a walk-in shower and sink and a separate toilet. The bathroom has a 2024 washing machine. An interior staircase provides access to the 37m² convertible attic space (water and electrical supplies in place). Parquet floors laid on sound and thermal insulation – Double-glazed PVC exterior joinery with electric shutters – the “Cuisinella” kitchen is equipped with an induction hob, extractor hood, fridge/freezer, oven, dishwasher, double sink and microwave. Electric heating and hot water distribution – VMC – New roof 2025 – no co-ownership charges. Independent water and electricity meter - Individual sanitation compliant - 2 private parking spaces. Energy class: D - Property tax: €300/year. Price: €90,000 Contact: Danielle STEENS: 06 28 49 44 22 Commercial agent: SIRET number: 398 390 831 000 53

**Fees and charges :**

90 000 € fees included

