

**Price on request**

**Contact agency**

**Agence BBii**

30 rue Mgr A.Daumas

06300 Nice

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

**For sale apartment**

**3 rooms**

**Surface : 70 m²**

**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 :**

CALM, double glazing

2 bedroom

1 shower

1 WC

2 parkings

**Energy class (dpe) : D**

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

Document non contractuel

25/09/2025 - Prix T.T.C



### Apartment 8935-24 Canihuel

**FOR SALE:** Bright 70m², 3-room apartment located in a small co-ownership of 2 units. No renovation needed – No co-ownership fees – Furnished rental at €700/month (tenant in place, good return) – Location: Rostrenen - Quintin axis (22) – Quiet and well-connected area. This property is ideal for a turnkey rental investment, offering an attractive gross yield of 9.3%. Independent water and electricity meters – Individual sewage system compliant – 2 private parking spaces. Energy class: D – Property tax: €300 / year. Price: €87,000 Contact: Danielle STEENS: 06 28 49 44 22 Sales agent: SIRET No.: 398 390 831 000 53

**Fees and charges :**

Well condominium  
2 lots in the condominium

