

## 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**

**Year of construction** : 1950

**Exposition** : Est ouest

**View** : Campagne

**Hot water** : Individuelle

**Inner condition** : excellent

**Building condition** : GOOD

### Features :

garden, double glazing

2 bedroom

1 terrace

1 WC

2 parkings

**Energy class (dpe)** : E

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

Document non contractuel

17/10/2025 - Prix T.T.C



## Apartment 8927-32 Canihuel

**CENTRAL BRITTANY:** Located ON THE ROSTRENEN - QUINTIN AXIS: IN THE TOWN OF CANIHUEL. IN A CO-OWNERSHIP OF TWO UNITS. GROUND FLOOR T2 APARTMENT WITH ADJACENT ROOM, the whole covering an area of 110m<sup>2</sup>. PLUS A SMALL ATTACHED HOUSE with a total area of 110m<sup>2</sup>. The apartment consists of a living room, one bedroom, a kitchen, a toilet, a bathroom to be created, and an additional room that provides access to the private garden. The adjacent 35m<sup>2</sup> space was formerly a creperie. It can be used as an office or any other commercial space (parking in front). The window fittings are new, and the rest is to be completed. The apartment was fully renovated in 2020 (insulation, exterior PVC double-glazed windows with electric shutters, electricity, plumbing, painting, heating, toilet, and kitchen). Option to purchase the whole property: including a first-floor apartment of 70m<sup>2</sup>, fully renovated and furnished, currently rented. Private garden of 400m<sup>2</sup> and reserved parking spaces. Electric heating and hot water. Individual water and electric meters. Compliant individual sanitation system. New roof. Energy rating: D - Property tax: €420 / year. Price: €88,000  
Contact: Danielle STEENS: 06 28 49 44 22 Sales agent: siret no.: 398 390 831 000 53

**Fees and charges :**

