

**85 000 €**

**Contact agency**

**Agence BBii**

30 rue Mgr A. Daumas

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**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

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



### Apartment 8927-7 Canihuel

**CENTRAL BRITTANY:** Located on the Rostrenen - Quintin axis : Commune of Canihuel. In a joint ownership of two lots. **2-ROOM GARDEN FLOOR APARTMENT WITH ADJOINING PREMISES**, total surface area of 110m<sup>2</sup>. **PLUS A SMALL ATTACHED HOUSE** with a total surface area of 110m<sup>2</sup>. The apartment is composed of a living room, a bedroom, a kitchen, a toilet, a bathroom to be created and a room to be determined which gives access to the private garden. The 35m<sup>2</sup> space was once a crêperie. It could be used as an office or any other business space (parking available in front). The woodwork is new, and the rest is still to be renovated. The apartment was completely renovated in 2020 (insulation, double-glazed PVC exterior joinery and electric shutters, electricity, plumbing, painting, heating, toilet and kitchen). Private garden of 400m<sup>2</sup> and reserved parking spaces. Electric heating and hot water. Individual water and electricity meters. Individual sanitation compliant. New roof. Energy class: D - Property tax: €420/year. Price: €85,000 Contact: Danielle STEENS: 06 28 49 44 22 Commercial agent: SIRET number: 398 390 831 000 53

**Fees and charges :**

85 000 € fees included

