

**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 house**

**5 rooms**

**Surface : 80 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Surface of the land : 1344 m<sup>2</sup>**

**Year of construction : 1950**

**Exposition : Est ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : a refresh**

**Couverture : slate**

**Features :**

attic, cellar

1 bedroom

1 WC

2 parkings

1 cellar

**Energy class (dpe) : G**

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

Document non contractuel

09/01/2026 - Prix T.T.C



## House 8970-35 Le Vieux-Bourg

LE VIEUX BOURG - 10 minutes from QUINTIN: Detached house from the 1950s, built in stone with a cellar and slate roof, situated on a 1,344m<sup>2</sup> plot. It offers 50m<sup>2</sup> of living space on the ground floor, with an additional floor of the same size. It can be configured with 3 bedrooms, a bathroom, and a toilet. Currently on the ground floor: you enter into a 14m<sup>2</sup> kitchen-dining room with an inset fireplace, a living room, and a bedroom of equal size, both also featuring fireplaces. A rear hallway provides access to the upper floor and the basement. There is a toilet under the stairs. The basement has a dirt floor. Renovations are needed: exterior woodwork, insulation, heating system, bathroom fixtures... (estimates for woodwork and insulation available) This house, located in a charming village with a pleasant lifestyle, is East-West facing and offers genuine potential. Once renovated, it will be ideal for a family with children. Energy Rating: G Property tax: €60 per year Sewer system: connected to the mains Price: €82,000, fees payable by the seller. Contact: Danielle STEENS: 06 28 49 44 22 / 04 97 22 24 83 Sales agent: Siret number: 398 390 831 000 53

**Fees and charges :**

