

85 000 €

Contact agency

Agence BBii

30 rue Mgr A.Daumas

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For sale ideal investor

5 rooms

Surface : 120 m²

Surface of the living : 30 m²

Surface of the land : 750 m²

Year of construction : 1950

Exposition : Est ouest

View : Campagne

Hot water : Electrique

Inner condition : NEW

External condition : GOOD

Couverture : slate

Features :

electric shutters, 2 terraces, Bedroom on ground floor, CALM

4 bedroom

2 terraces

2 showers

2 WC

8 parkings

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

05/07/2025 - Prix T.T.C

Ideal investor 8927-10 Canihuel

CENTRAL BRITTANY: Located on the Rostrenen - Quintin axis : Commune of Canihuel. In a joint ownership of two lots. 2-ROOM APARTMENT ON THE GROUND FLOOR WITH ADJOINING PREMISES , the whole with a surface area of 110m². 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 premises (small adjoining stone house) with a surface area of 35m² was once a crêperie. It could be used as an office, apartment, or any other business premises (parking in front). The woodwork is new and the rest needs to be fitted out. 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 400m² 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