

## 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 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

26/07/2025 - Prix T.T.C



## Ideal investor 8927-15 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, PVC exterior joinery with double glazing and electric shutters, electricity, plumbing, painting, heating, toilet and kitchen). Possibility of purchasing the whole apartment: on the 1st floor, 70m², fully renovated and furnished, currently rented. 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 :

