

**Price on request**

**Contact agency**

**BBII - Danielle Steens**

20 Rue de l'étang

22480 Canihuel

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**For sale ideal investor**

**5 rooms**

**Surface : 186 m<sup>2</sup>**

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

**Surface of the land : 750 m<sup>2</sup>**

**Year of construction : 1950**

**Exposition : Est ouest**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : NEW**

**External condition : GOOD**

**Couverture : slate**

**Features :**

POOL, Kitchen garden, 2 terraces,

Bedroom on ground floor, CALM

4 bedroom

2 terraces

4 showers

4 WC

8 parkings

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

01/02/2026 - Prix T.T.C



**Ideal investor 8989-35 Corlay**

QUINTIN – ROSTRENEN Axis: Stone building with slate roof on a 750m<sup>2</sup> plot GROUND FLOOR: 1-BEDROOM APARTMENT of 80m<sup>2</sup>. Fully renovated in 2020. PVC double-glazed windows, electric shutters. Electric heating and water system. Bathroom to be installed (connections ready). And ADJACENT HOUSE to renovate: 35m<sup>2</sup> on the ground floor. FIRST FLOOR: 2-BEDROOM APARTMENT: covering 76m<sup>2</sup>. Completely renovated in March 2022. Insulation, exterior PVC double-glazed windows with electric shutters, electrical system, plumbing, painting, heating, bathroom, toilet, and fitted kitchen. This apartment is currently rented furnished. The attic, measuring 55m<sup>2</sup>, has water and electricity connections waiting. These are convertible lofts. 3 water meters and 2 electricity meters. Individual sanitation compliant. Ecoflo compact filter system installed in February 2022. 8 parking spaces Property tax: €418/year Energy rating: D Price: €160,000 including fees Contact: Danielle STEENS: 06 28 49 44 22 Commercial agent: SIRET number: 398 390 831 000 53

Fees and charges :

