

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

Surface : 100 m²

Surface of the living : 31 m²

Surface of the land : 400 m²

Year of construction : 2010

Exposition : Ouest

View : Jardin

Hot water : Electrique

Inner condition : a refresh

External condition : GOOD

Couverture : slate

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

13/10/2025 - Prix T.T.C



House 8987-7 Plédran

Center of PLEDRAN, located just steps from schools and all shops, this contemporary house built in 2010 with a living floor area of 100m² on a fenced plot of 400m² offers comfort and practicality. On the ground floor, a bright living room with direct access to the garden. Open kitchen connected to the living area. Bedroom and bathroom designed for single-level living. Toilet. Garage accessible from the kitchen. Upstairs: 3 bedrooms and 1 bathroom with toilet. This recent home is ideal for a family looking to enjoy a pleasant living environment. Perfect for first-time buyers. Electric heating and water distribution. Pellet stove installation possible. Renovations required: wall painting and kitchen installation. Connected to the public sewage system. Local amenities (bakery, butcher, supermarket, florist, hair salon, restaurant...) – nursery and primary schools – sports field – library – doctors – nurses – pharmacy – Property tax: €765/year - Energy rating: D Price: €217,000 including fees (fees paid by the seller) Contact: Danielle STEENS: 06 28 49 44 22 Sales agent: SIRET number: 398 390 831 000 53 Fees and charges :

