

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 : 88 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

22/11/2025 - Prix T.T.C



House 8987-19 Plédran

DON'T MISS OUT! In the heart of PLEDRAN, just steps away from schools and all shops, this contemporary house built in 2010 offers 88m² of living space on a fully enclosed 400m² plot, combining comfort and practicality – only 20 minutes from the beach. On the ground floor, a bright living area with direct access to the garden. Open-plan kitchen adjoining the living room. One bedroom and a shower room, allowing for single-floor living. Separate toilet. Garage connected to the kitchen. Upstairs: 3 bedrooms and a bathroom with WC. This modern home is perfect for a family looking to enjoy a pleasant living environment. Ideal for first-time buyers. Electric heating and water distribution. Pellet stove installation possible. Work to be expected: Kitchen installation needed. 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: €199,730 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 :

