

## 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

04/12/2025 - Prix T.T.C



## House 8987-22 Plédran

A MUST SEE! 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 fenced plot of 400m², 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 kitchen connected to the living room. Bedroom and shower room designed for single-level living. Separate 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. Renovation needed: Kitchen to be fitted. Outdoors (garden and terrace to be developed). Connected to the public sewage system. Local amenities (bakery, butcher, supermarket, florist, hairdresser, 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 no.: 398 390 831 000 53 Fees and charges :

