

**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 : Electric**

**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

12/11/2025 - Prix T.T.C



### House 8987-16 Plédran

Center of PLEDHAN, located just steps 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. On the ground floor, a bright living room with direct access to the garden. Open kitchen connected to the living area. One bedroom and a shower room designed for single-level living. Toilet. Garage with access from the kitchen. Upstairs: 3 bedrooms and 1 bathroom with toilet. This modern 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. Work to be done: Kitchen installation. Connected to the public sewage system. Nearby amenities (bakery, butcher, supermarket, florist, hair salon, restaurant...) – nursery and primary schools – sports field – library – doctors – nurses – pharmacy – Property tax: €765/year - Energy class: D Price: €204,470 including fees (fees payable by the seller) Contact: Danielle STEENS: 06 28 49 44 22 Sales agent: Siret number: 398 390 831 000 53

Fees and charges :

