75 000 €

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

For sale building

10 rooms

Surface : 240 m²

Surface of the living : 80 m²

Year of construction : 1950

Exposition : Sud

View : Campagne

Hot water : Individuelle

Inner condition : GOOD

Building condition : GOOD

Features :

electric shutters, CALM, garden, double glazing

4 bedroom

2 terraces

2 showers

2 WC

6 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

01/12/2024 - Prix T.T.C

Building 8825 Canihuel

Located between CORLAY and St NICOLAS-du-PELEM : Stone building under slate R+2: T2 APARTMENT : on the ground floor with a surface area of 80 m². This apartment was renovated in 2020 for 65m². Insulation, exterior joinery PVC double glazing and electric shutters, electricity, plumbing, painting, heating, toilet and kitchen. Still to be finished: bathroom and another room to be defined. Rental potential: €650/month T3 APARTMENT : on the 1st floor with a surface area of 76m². This apartment was renovated in March 2022. Insulation, double-glazed PVC exterior joinery and electric shutters, electricity, plumbing, painting, heating, bathroom, toilet and equipped kitchen. The attic has a floor area of 55m², water and electricity connections are pending. These convertible attics will allow an expansion of the T3 with a large master suite for example. Rental potential: €650/month STUDIO APARTMENT : on the ground floor with a surface area of 40m². This apartment needs to be renovated. The two large windows are new, double-glazed PVC joinery and electric shutters (2022). The work to be planned is: front door to be changed, peripheral wall insulation, partitioning, kitchen, bathroom, toilet and electric radiators. Rental potential: €400/month. Independent water and electricity meters. Compliant individual sanitation. Ecoflo compact filter system installed in February 2022. 2 parking spaces defined per apartment Energy class: D Price: €160 000 HAI Contact: Danielle STEENS: 06 38 49 44 23 Commercial