

146 000 €

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

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

For sale contemporary house

5 rooms

Surface : 116 m<sup>2</sup>

Surface of the living : 32 m<sup>2</sup>

Surface of the land : 2390 m<sup>2</sup>

Year of construction : 1978

Exposition : Sud

View : Campagne

Hot water : Fuel

Inner condition : GOOD

External condition : GOOD

Couverture : slate

Features :

electric shutters, Bedroom on ground floor

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel

22/02/2025 - Prix T.T.C



### Contemporary house 8845-11 Canihuel

CANIHUEL: Between Guingamp and Corlay: Neo Breton type house on total basement and under slates. On a plot of 3,000m<sup>2</sup> and a living area of 115m<sup>2</sup>, this beautiful Breton house is composed of: On the ground floor: a cathedral-height entrance with a large cupboard, a separate fitted and equipped kitchen, a very bright living room with a stone fireplace, a bedroom, a bathroom and a separate toilet. On the 1st floor: a large landing leads to two bedrooms, a toilet and an attic. The woodwork is single-glazed wood with electric shutters on the ground floor and folding upstairs, the heating is fuel oil, the sanitation is individual, the slate roof is in good condition. Facing south with a large garden terrace, this house is located 10 minutes from all shops, schools and doctors. It offers beautiful volumes and is just waiting for you. DPE: E – Property tax €434/year – Individual sanitation. Price: €192,000 fees payable by the seller Contact: Danielle STEENS: 06 28 49 44 22 Commercial agent: siret number: 398 390 831 000 53

Fees and charges :  
146 000 € fees included

