

Buy Prestigious house 20 room(s) 1 500 m<sup>2</sup>  
Saint-Malo (35400)

3 995 000 €  
55599-12



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#### Property presentation

**BAY OF MONT-SAINT-MICHEL - 17th century CHATEAU - 1500 sqm - 4 HECTARES** Bay of Mont-Saint-Michel, 23 km from St Malo, 500 meters from the beach, this vast charming property located in the countryside, is composed as follows: A castle built in the 17th century comprising: on the ground floor: living room, lounge, kitchen, shower room, wc, bedroom, Upstairs, 4 bedrooms, shower room, wc. 3 gîtes, one of which is used as a reception room. A campsite with 140 pitches equipped with a motorhome area, mobile homes, pitch for tents, toilet block with shower, sinks, toilets, sinks, laundry, a heated swimming pool, playground, parking lots. Other outbuildings including 2 garages, technical room, laundry room, The whole extends over 4 hectares in a bucolic setting and is just waiting for your projects. HAI price 3,995,000 euros - Fees payable by the purchaser 95,000 euros - Net seller price 3,900,000 euros. Or 2.44% fees payable by the purchaser. Diagnoses in progress.

Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) of which 2.44 % fees incl. VAT at the buyer's expense.

#### Further information

- Reference : 55599-12
- City : Saint-Malo
- Rooms : 20
- Bedrooms : 9
- Floor : 0
- Levels : 1
- Surface : 1500m<sup>2</sup> \*
- Land surface : 40023m<sup>2</sup> \*
- Heater : Individuel, Bois\_Electrique, Radiateur
- Style : Château
- Parking type : Extérieur et couvert
- External condition : Travaux à prévoir
- General condition : Travaux à prévoir
- Price : 3 995 000 €

#### Energy expenditure

