

Buy Apartment 1 room(s) 30 m<sup>2</sup>  
Saint-Malo (35400)

180 000 €  
6305-A206



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### Property presentation

Saint-Malo ? 1-room apartment ? 30.09 m<sup>2</sup> ? 2nd floor ? lift ? 4 m<sup>2</sup> balcony ? private secure underground parking.

A 12-minute bike ride from the sea and close to the Paramé town centre, discover this 30.09 m<sup>2</sup> studio with a 4 m<sup>2</sup> balcony, in a modern residence meeting current environmental standards (RE 2020). The apartment comprises an entrance hall, a utility room, a large living room with kitchenette area opening onto the balcony, a shower room and separate toilet. For your comfort, a secure underground parking space is included.

Accessibility: 2 bus lines and a TGV train station less than 10 minutes away by car.

Developer's price ? reduced notary fees ? RE2020 standards. Information on the risks to which this property is exposed is available on the Géorisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr). Non-contractual pictures ? Suggested layouts.

Condominiums of 39 units. Annual expenses : 432 euros.

#### Further information

- Reference : 6305-A206
- City : Saint-Malo
- Rooms : 1
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 30m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Warm water system : Individuel
- Style : Contemporain
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator
- Sea distance : 3km
- Price : 180 000 €

#### Energy expenditure

