

Buy Apartment 2 room(s) 43 m2  
Saint-Malo (35400)

223 000 €  
6305-A106



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### Property presentation

Saint-Malo - 1-Bedroom Apartment - 43.95 sq m - Terrace and 14 sq m Garden - Secure Private Underground Parking. In a quiet, green, and residential area, a 12-minute bike ride from the beaches, discover this 1-bedroom apartment of 43.95 sq m with a terrace and garden, in a contemporary residence built to the latest environmental standards (RE 2020). The apartment comprises an entrance hall with a built-in wardrobe, a living room with an open-plan kitchen, opening onto a 4 sq m terrace and a 14 sq m garden, a bedroom, a shower room, and a separate toilet. For your convenience, secure underground parking is included. Amenities nearby include shops, supermarkets, bakeries, a market, a post office, an organic cooperative, the Cap Sud medical center, and a pharmacy. Excellent accessibility: two bus lines and a TGV train station are less than 10 minutes away by car. Developer 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). Photos are not contractual - Layout suggestions  
Condominiums of 39 units. Annual expenses : 650 euros.

#### Further information

- Reference : 6305-A106
- City : Saint-Malo
- Rooms : 2
- Bedrooms : 1
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 43m<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 : 223 000 €

#### Energy expenditure



