

Buy Apartment 3 room(s) 64 m2
Saint-Malo (35400)

301 000 €
6305-A003



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Property presentation

Saint-Malo - 2-bedroom apartment of 64.29 sq m, west-facing, with a 5 sq m terrace and a 21 sq m garden, and secure underground parking. Located in Saint-Malo, just 1.8 km from the center of Paramé, this 2-bedroom apartment, with a surface area of 64.29 sq m, enjoys a pleasant west-facing aspect. It is situated within a contemporary residence meeting the latest RE 2020 standards and opens onto a private 21 sq m garden extended by a terrace. The interior, carefully designed to combine comfort and practicality, comprises an entrance hall, a laundry room, and a bright living/dining room with an open-plan kitchen, which flows seamlessly onto a 5 sq m terrace and the garden. A hallway with built-in storage leads to two bedrooms, a shower room, and a separate WC. This property includes secure underground parking, ensuring optimal daily living comfort. The surrounding area offers a high quality of life, with numerous shops and services nearby: supermarkets, bakeries, a twice-weekly

market, a post office, an organic cooperative, as well as the Cap Sud medical center and a pharmacy. For transportation, two bus lines serve the area, and the TGV train station is less than 10 minutes away. Developer price - reduced notary fees - Information on the risks to which this property is exposed is available on the Géorisques website:

www.georisques.gouv.fr. Photos are not contractual - Layout suggestions

Condominiums of 39 units. Annual expenses : 921 euros.

Further information

- Reference : 6305-A003
- City : Saint-Malo
- Rooms : 3
- Bedrooms : 2
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 64m² *
- Land surface : 21m² *
- Heater : Individuel, Radiateur
- Warm water system : Individuel
- Style : Contemporain
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Exposure : Ouest
- Sea distance : 3km
- Price : 301 000 €

Energy expenditure

CONSOMMATION ÉNERGÉTIQUE



ÉMISSIONS DE GES

