

Buy Apartment 4 room(s) 77 m2  
Saint-Malo (35400)

386 000 €  
6305-B003



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### Property presentation

Saint-Malo - 4-room apartment - 77sqm West-facing - 6sqm terrace and 32sqm garden - garage, storage room, and private outdoor parking. In Saint-Malo, just 1.8 km from the center of Paramé, this 4-room apartment, with a surface area of 77 sqm, benefits from a pleasant west-facing aspect. It is located in a contemporary residence meeting the latest RE 2020 standards and opens onto a private 32sqm garden extended by a 6sqm terrace. The interior comprises an entrance hall with a closet, a laundry room, a bright living/dining room with an open-plan kitchen, seamlessly flowing onto the terrace and garden. A hallway with a closet leads to three bedrooms, a shower room, and a separate toilet. This property includes a garage, a cellar, and private outdoor parking, ensuring optimal everyday comfort. The surrounding area offers a high quality of life, with numerous shops and services nearby. 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](http://www.georisques.gouv.fr). Photos are not contractual - Layout suggestions  
Condominiums of 39 units. Annual expenses : 1108 euros.

#### Further information

- Reference : 6305-B003
- City : Saint-Malo
- Rooms : 4
- Bedrooms : 3
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 77m<sup>2</sup> \*
- Land surface : 32m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Warm water system : Individuel
- Style : Contemporain
- Sanitation : Tout à l'égout
- Parkings : 1
- Garages : 1
- Parking type : 0
- Facilities : Elevator - Balcony
- Cellars : 1
- Exposure : Ouest
- Sea distance : 3km
- Price : 386 000 €

#### Energy expenditure

### CONSOMMATION ÉNERGÉTIQUE

Logement économe      Logement



Logement énergivore

### ÉMISSIONS DE GES

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