

Buy Apartment 3 room(s) 67 m<sup>2</sup>  
La Richardais (35780)

289 000 €  
61295-A201



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### Property presentation

La Richardais - 2-bedroom apartment of 67.64sqm - 2nd floor - elevator - 9.40sqm balcony - private parking. Ideally located in La Richardais, a town near St Malo and Dinard, in a contemporary, secure residence compliant with the latest energy standards, this 2-bedroom apartment of 67.64sqm is situated on the 2nd floor with elevator access. It comprises an entrance hall with built-in wardrobe, a hallway, a living room with open-plan kitchen opening onto a 9.40sqm balcony, two bedrooms, a bathroom, a separate toilet, and a storage/pantry area. Two private parking spaces are included. Whether you are looking for a primary or secondary residence, this apartment offers numerous advantages: proximity to the banks of the Rance River, access to the marina, beaches just minutes away, and local amenities including shops, a market, a daycare center, schools, a library, sports facilities, and a sailing club. Developer price - reduced notary fees - High energy performance. 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 17 units. Annual expenses : 964 euros.

#### Further information

- Reference : 61295-A201
- City : La Richardais
- Rooms : 3
- Bedrooms : 2
- Bathrooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 3
- Levels : 1
- Surface : 67m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 2
- Parking type : Extérieur
- Facilities : Elevator - Balcony
- Price : 289 000 €

#### Energy expenditure

