

Buy Apartment 2 room(s) 47 m2  
La Richardais (35780)

214 000 €  
61295-A206



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### Property presentation

2-room apartment of 47.50sqm facing south - 2nd floor - elevator - 6.80sqm balcony - private parking. Just steps from the banks of the Rance River, in the heart of La Richardais - a preserved town with a privileged natural setting - this address benefits from an ideal location, in close proximity to Saint-Malo and Dinard. Easily accessible by car or public transport, it offers direct access to all essential shops and services. Located in a modern, secure residence that meets the latest energy standards, discover this 2-room apartment of 47.50sqm on the 2nd floor with elevator access. Facing south, it comprises an entrance hall with a closet, a bright living room with an open-plan kitchen opening onto a 6.80sqm balcony, a bedroom with an en-suite bathroom, a separate toilet, a storage/pantry area, and a private parking space. Whether you're considering a primary residence, a second home, or a rental investment, this property represents a genuine opportunity. It offers a serene living

environment, nestled between land and sea, ideal for relaxation and leisure: walks along the Rance River, a marina, and nearby beaches. Daily life is made easy by a wide range of services: local shops, a local market, a daycare center, schools, a library, sports facilities, and a sailing club. Developer pricing - 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 : 674 euros.

#### Further information

- Reference : 61295-A206
- City : La Richardais
- Rooms : 2
- Bedrooms : 1
- Bathrooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 3
- Levels : 1
- Surface : 47m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Extérieur
- Facilities : Elevator - Balcony
- Exposure : Sud
- Price : 214 000 €

#### Energy expenditure



