

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

391 000 €  
6306-B103



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### Property presentation

Saint-Malo - 4-room West-facing apartment - 77sqm - 1st floor - elevator - 5sqm balcony - Garage and parking - storage room. In Saint-Malo, near the Paramé area, discover this 77sqm 4-room apartment, facing west, located on the 1st floor with elevator in a contemporary residence built to the latest environmental standards (RT 2020). The living space comprises an entrance hall with a closet and a laundry room, a bright living room with an open-plan kitchen, extending onto a 5sqm balcony, a hallway with a closet leading to three bedrooms, a shower room, and a separate toilet. This property includes a secure underground garage, a private outdoor parking space, and a storage room. Key features of this apartment: High energy performance: enhanced insulation and innovative equipment for everyday savings - Just 3.5 km from the sea and the iconic beaches of Saint-Malo. - Practical life: shops, supermarkets, bakeries, twice-weekly market, post office, organic cooperative,

Cap Sud medical center and pharmacy nearby - Mobility: 2 bus lines and the TGV train station 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 : 6306-B103
- City : Saint-Malo
- Rooms : 4
- Bedrooms : 3
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 77m<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
- Cellars : 1
- Exposure : Ouest
- Sea distance : 3km
- Price : 391 000 €

#### Energy expenditure

### CONSOMMATION ÉNERGÉTIQUE

Logement économe      Logement



Logement énergivore

### ÉMISSIONS DE GES

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