

Buy Apartment 3 room(s) 63 m2  
Saint-Malo (35400)

313 000 €  
6306-B002



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### Property presentation

Saint-Malo - 2-Bedroom Apartment - 63.39 sq m West-facing - 5 sq m terrace and 21 sq m garden - secure parking. In Saint-Malo, just 1.8 km from the city center, this 2-bedroom apartment, with a surface area of 63.39 sq m, enjoys a west-facing aspect. It opens onto a pleasant 21 sq m garden and a 5 sq m terrace, within a contemporary residence built to the latest RE 2020 environmental standards. The living space comprises an entrance hall, a laundry room, and a bright living room with an open-plan kitchen, extending onto the terrace and garden. A hallway with a built-in wardrobe leads to two bedrooms, a shower room, and a separate WC. For optimal everyday convenience, this property includes secure underground parking. Transportation: 2 bus lines and the TGV train station are 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 : 907 euros.

Further information

- Reference : 6306-B002
- City : Saint-Malo
- Rooms : 3
- Bedrooms : 2
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 63m<sup>2</sup> \*
- Land surface : 21m<sup>2</sup> \*
- 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 : 313 000 €

Energy expenditure

### CONSUMMATION ÉNERGÉTIQUE

Logement économe      Logement



Logement énergivore

### ÉMISSIONS DE GES

Faible émission de GES      Logement



Forte émission de GES