

Buy Apartment 3 room(s) 81 m<sup>2</sup>  
Saint-Malo (35400)

397 000 €  
6306-A104



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### Property presentation

Saint-Malo - 2-Bedroom Apartment - 81.34 sq m West-facing - 6 sq m terrace and 25 sq m garden - garage and private outdoor parking. In Saint-Malo, this 2-bedroom apartment, with a surface area of 81.34 sq m, benefits from a west-facing aspect. It opens onto a pleasant 25 sq m garden and a 6 sq m terrace, within a contemporary residence designed according to the latest RE 2020 environmental standards. The living space comprises an entrance hall, a large utility room, and a bright living room with an open-plan kitchen, extending onto a 6 sq m terrace and the garden. A hallway with a built-in wardrobe leads to two bedrooms, a shower room, and a separate WC. For optimal everyday comfort, this property also includes a garage in the basement, complemented by a private outdoor parking space. The surroundings offer a convenient and pleasant lifestyle, with numerous shops and services nearby: supermarkets, bakeries, a twice-weekly market, a post office, an organic

cooperative, etc. Mobility: 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 : 1171 euros.

#### Further information

- Reference : 6306-A104
- City : Saint-Malo
- Rooms : 3
- Bedrooms : 2
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 81m<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
- Exposure : Ouest
- Sea distance : 3km
- Price : 397 000 €

#### Energy expenditure

### CONSUMMATION ÉNERGÉTIQUE

Logement économe      Logement



Logement énergivore

### ÉMISSIONS DE GES

Faible émission de GES      Logement



Forte émission de GES