

Buy Apartment 3 room(s) 80 m2  
Saint-Malo (35400)

388 000 €  
6306-A102



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### Property presentation

Saint-Malo - 2-Bedroom Apartment - 80.20 sq m South-Facing - 1st Floor - 7 sq m Balcony - Private Parking. In Saint-Malo, just 1.8 km from the center of Paramé, this elegant 2-bedroom apartment of 80.20 sq m enjoys a pleasant south-facing aspect. It opens onto a 7 sq m balcony, within a contemporary residence meeting the latest RE 2020 environmental standards. The living space comprises an entrance hall with a built-in wardrobe and a large storage/laundry room, followed by a light-filled living/dining room with an open-plan kitchen, extending onto the balcony. A hallway leads to two bedrooms, a shower room, and a separate WC. For optimal everyday convenience, the property also includes secure underground parking, complemented by a private outdoor parking space. In terms of transport, two bus lines and the TGV train station are accessible in less than 10 minutes. 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 : 1152 euros.

#### Further information

- Reference : 6306-A102
- City : Saint-Malo
- Rooms : 3
- Bedrooms : 2
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 80m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Warm water system : Individuel
- Style : Contemporain
- Sanitation : Tout à l'égout
- Parkings : 2
- Parking type : 0
- Facilities : Elevator - Balcony
- Exposure : Sud
- Sea distance : 3km
- Price : 388 000 €

#### Energy expenditure



