

Buy Apartment 4 room(s) 109 m2
Saint-Malo (35400)

499 000 €
6306-A101



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Property presentation

Saint-Malo - 4-room apartment, 109.39 sq m - South-facing - 1st floor - 15 sq m balconies - garage and outdoor parking. In Saint-Malo, just 1.8 km from the heart of Paramé, discover this beautiful 4-room apartment of 109.39 sq m, facing south, located on the 1st floor of a contemporary residence meeting the latest environmental standards (RE 2020). The living area opens onto an entrance hall with a closet and hallway, a bright living room with an open-plan kitchen, extending onto a pleasant 11 sq m south-facing balcony. The sleeping area comprises three bedrooms, two shower rooms, one with a toilet, and a separate toilet. For your convenience, this property benefits from a secure underground garage and a private outdoor parking space. Among its major advantages: high energy performance thanks to enhanced insulation and innovative equipment, guaranteeing daily savings, and a prime location just 3.5 km from the sea and the iconic beaches of Saint-Malo. Daily life is

made easier by the proximity of shops, supermarkets, bakeries, a twice-weekly market, post office, organic cooperative, Cap Sud medical center and pharmacy, as well as excellent transport links (2 bus lines and a TGV train station less than 10 minutes away). Developer price, with reduced notary fees. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr. Photos are not contractual -
Layout suggestions
Condominiums of 39 units. Annual expenses : 1569 euros.

Further information

- Reference : 6306-A101
- City : Saint-Malo
- Rooms : 4
- Bedrooms : 3
- Shower rooms : 2
- Restrooms : 2
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 109m² *
- Heater : Individuel, Radiateur
- Warm water system : Individuel
- Style : Contemporain
- Sanitation : Tout à l'égout
- Parkings : 1
- Garages : 1
- Parking type : 0
- Facilities : Elevator - Balcony
- Cellars : 1
- Exposure : Sud
- Sea distance : 3km
- Price : 499 000 €

Energy expenditure

CONSOMMATION ÉNERGÉTIQUE

Logement économe Logement



Logement énergivore

ÉMISSIONS DE GES

Faible émission de GES Logement



Forte émission de GES