

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

378 000 €  
6306-A002



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### Property presentation

Saint-Malo - 2-Bedroom Apartment - 80.13 sq m South-Facing - Terrace and 74 sq m Garden - Secure Parking. In Saint-Malo, just 1.8 km from the center of Paramé, this 2-bedroom apartment, with a surface area of 80.13 sq m, enjoys a south-facing aspect. It opens onto a pleasant 74 sq m garden and a terrace, within a contemporary residence designed according to the latest RE 2020 environmental standards. The living space, designed to combine comfort and functionality, includes an entrance hall with a closet and a large laundry room, followed by a light-filled living room with an open-plan kitchen, extending onto an 8 sq m terrace and the garden. A hallway leads to two bedrooms, a shower room, and a separate toilet. For optimal everyday convenience, this property also includes secure underground parking, complemented by a private outdoor parking space. The area offers a convenient and pleasant lifestyle, with numerous shops and services nearby: supermarkets, bakeries, a

twice-weekly market, a post office, an organic cooperative, as well as the Cap Sud medical center and a pharmacy. 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 : 1152 euros.

#### Further information

- Reference : 6306-A002
- City : Saint-Malo
- Rooms : 3
- Bedrooms : 2
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 80m<sup>2</sup> \*
- Land surface : 74m<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 : 378 000 €

#### Energy expenditure

### CONSUMMATION ÉNERGÉTIQUE

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Logement énergivore

### ÉMISSIONS DE GES

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Forte émission de GES