

Buy Apartment 3 room(s) 62 m2  
Saint-Malo (35400)

397 000 €  
6266-16



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### Property presentation

Saint Malo - 2-bedroom apartment, 62.87 sq m, west-facing, with a 12.46 sq m balcony - 1st floor - secure underground parking. In the heart of a quiet, residential area, close to beaches, amenities, and public transport, this apartment is located in a contemporary building, compliant with RT2020 standards, combining modern comfort and energy efficiency. Situated on the 1st floor with elevator access, this west-facing 2-bedroom apartment offers 62.87 sq m of living space. It comprises an entrance hall with a built-in wardrobe, a living room with an open-plan kitchen opening onto a 12.46 sq m terrace, a utility/storage room, two bedrooms, a shower room, and a separate WC. Underground parking is included. High-quality features include: RT2020 energy performance, secure access via badge and video intercom, elevator, developer pricing, and 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).

Condominiums of 57 units. Annual expenses : 1008 euros.

#### Further information

- Reference : 6266-16
- City : Saint-Malo
- Rooms : 3
- Bedrooms : 2
- Shower rooms : 1
- Restrooms : 1
- Floor : 3
- Levels : 1
- Surface : 62m<sup>2</sup> \*
- Heater : Individuel, Gaz, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Basement : Oui
- Exposure : Ouest
- Price : 397 000 €

#### Energy expenditure

