

Buy Apartment 3 room(s) 66 m2
Saint-Malo (35400)

441 000 €
6266-32



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Property presentation

SAINT-MALO - Paramé - 2-Bedroom Apartment - 66.98 sqm living area - 86.32 sqm usable area - Top floor - 8.38 sqm loggia - Elevator - Secure underground parking
Located in the heart of a quiet and residential neighborhood, this apartment enjoys a prime location just 900 metres from the beaches, local amenities and public transport. It is set within a contemporary residence built to RT2020 energy standards, combining modern comfort with high energy performance. Situated on the third and top floor with elevator, this attractive 3-room apartment (2 bedrooms) benefits from a south-facing exposure and offers 66.98 sqm of living space and 86.32 sqm of usable floor area. It comprises an entrance hall with built-in storage, a bright living room with open-plan kitchen, opening onto a south-facing loggia of 8.38 sqm, two bedrooms, a shower room, and separate WC.
Two secure underground parking spaces complete this property.

Quality features include:

RT2020 energy performance standards

Secure access with badge entry and video intercom - Elevator

Choosing Saint-Malo means opting for an authentic destination, where it is a pleasure to live, work and invest for the long term.

Developer pricing ? reduced notary fees.

Information regarding potential risks to which this property is exposed is available on the official website: www.georisques.gouv.fr

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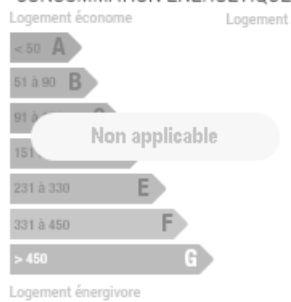
Condominiums of 57 units. Annual expenses : 950 euros.

Further information

- Reference : 6266-32
- City : Saint-Malo
- Rooms : 3
- Bedrooms : 2
- Shower rooms : 1
- Restrooms : 1
- Floor : 3
- Levels : 1
- Surface : 66m² *
- Heater : Individuel, Gaz, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 2
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Basement : Oui
- Exposure : Sud
- Price : 441 000 €

Energy expenditure

CONSOMMATION ÉNERGÉTIQUE



ÉMISSIONS DE GES

