

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

360 000 €  
6094-13



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### Property presentation

**SAINT-MALO** - New 3-room house- 62sqm south-facing - 247sqm plot - Private parking In a green environment, in the heart of an intimate hamlet on the outskirts of Saint-Malo, discover this small, detached house of 62.28sqm. Combining comfort and practicality, it benefits from quick access to shops, health facilities, economic centers and transport. Built with noble materials, including a natural stone facade, this 3-room house seduces with its functional layout and its beautiful south-facing exposure: Ground floor: Entrance with closet, bright living room with open kitchen, shower room with WC. Upstairs: Hallway, two bedrooms, shower room with WC. Exterior: Enclosed garden for perfect privacy and 2 private parking spaces. Transport: Bus stop nearby and TGV station 10 minutes by car. Accessibility: Immediate access to the interchange for Rennes (50 min) and Dinan (25 min). Amenities: Shopping centers, business park and future hospital only 2 minutes away. Quality services.

Secure entrance door with 5-point anti-theft lock Heat pump with underfloor heating on the ground floor Enclosed garden offering peace and serenity Direct promoter price - Reduced notary fees - Free access - PTZ possible (under conditions: zero-rate loan over 20, 22 or 25 years for non-owners for at least 2 years). Find information on risks associated with the property on [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Non-contractual photos - Development suggestions

#### Further information

- Reference : 6094-13
- City : Saint-Malo
- Rooms : 3
- Bedrooms : 2
- Bathrooms : 1
- Shower rooms : 1
- Restrooms : 2
- Floor : 0
- Levels : 1
- Surface : 62m<sup>2</sup> \*
- Land surface : 247m<sup>2</sup> \*
- Heater : Individuel, PompeChaleur, Au Sol
- Parkings : 2
- Garages : 1
- Parking type : Extérieur
- Exposure : Sud
- Price : 360 000 €

#### Energy expenditure



