

Buy Apartment 3 room(s) 66 m2  
La Richardais (35780)

345 000 €  
61292-A303



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### Property presentation

La Richardais - 2-bedroom apartment of 66.15sqm West-facing - 2nd floor - 8.40sqm balcony - private parking. Located in La Richardais, this apartment enjoys a prime location on the banks of the Rance River, in close proximity to Saint-Malo and Dinard, offering a practical and pleasant living environment with all essential shops and services within easy reach. Within a small, contemporary residence, this 2-bedroom apartment, located on the 2nd floor with elevator access, offers 66.15sqm of living space and comprises an entrance hall, a bright living room with an open-plan kitchen opening onto an 8.40sqm balcony, a hallway with a built-in wardrobe, two bedrooms (one with a dressing room and the other with a built-in wardrobe), a bathroom, and a separate WC. Private parking is included. Whether for year-round living, as a second home, or for rental investment, this property presents an excellent opportunity. Advantages: a peaceful setting between land and sea, walks along the Rance

River, a marina, nearby beaches, and a full range of amenities: local shops, a local market, a daycare center, schools, a library, sports facilities, and a sailing club. Developer pricing - reduced notary fees - high energy performance. 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 17 units. Annual expenses : 1008 euros.

#### Further information

- Reference : 61292-A303
- City : La Richardais
- Rooms : 3
- Bedrooms : 2
- Bathrooms : 1
- Restrooms : 1
- Floor : 3
- Levels : 1
- Surface : 66m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 2
- Parking type : Extérieur
- Facilities : Elevator - Balcony
- Exposure : Ouest
- Price : 345 000 €

#### Energy expenditure



