

Buy Apartment 2 room(s) 46 m2  
La Richardais (35780)

229 000 €  
61292-A306



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### Property presentation

La Richardais - 1-Bedroom Apartment - 46.05 m<sup>2</sup> - South-Facing - Top Floor - 6.80 m<sup>2</sup> Balcony - Private Parking.

Treat yourself to an exceptional living environment just steps from the banks of the Rance River, in the heart of a preserved village nestled within a remarkable natural setting. Ideally located near Saint-Malo and Dinard, La Richardais is easily accessible by car or public transport, and offers all the everyday amenities and local shops.

Set within an elegant, modern, secure residence built to the latest energy efficiency standards, discover this charming 46.05 m<sup>2</sup> one-bedroom apartment, located on the 3rd and top floor with elevator access. South-facing and filled with natural light, it features an entrance with built-in storage, a bright living room with open-plan kitchen opening onto a 6.80 m<sup>2</sup> balcony, a bedroom with en-suite bathroom, separate WC, and private parking.

Whether you're looking for a primary residence, a holiday home, or a rental investment, this property offers strong long-term value. Highlights: a peaceful lifestyle between land and sea, scenic walks along the Rance, a marina, nearby beaches, and a full range of amenities: local shops, a weekly market, daycare, schools, media library, sports facilities, and a sailing club. Developer price - Reduced notary fees - High energy performance.  
Risk information for this property is available at: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)  
Non-contractual photos - Furnishing suggestions only.  
Condominiums of 17 units. Annual expenses : 662 euros.

#### Further information

- Reference : 61292-A306
- City : La Richardais
- Rooms : 2
- Bedrooms : 1
- Floor : 3
- Levels : 1
- Surface : 46m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Extérieur
- Facilities : Elevator - Balcony
- Exposure : Sud
- Price : 229 000 €

#### Energy expenditure



