

Buy Apartment 2 room(s) 47 m2
Saint-Malo (35400)

320 000 €
6264-35



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Property presentation

SAINT-MALO - Paramé 1-Bedroom Apartment - 47.42 sqm living area - 64.34 sqm total floor area - Top floor - Elevator - Secure underground parking

Ideally located in Saint-Malo, in the heart of a highly sought-after residential area, this apartment enjoys a prime setting just 900 metres from the beaches, shops, market and public transport. It is situated within a contemporary residence built to RT2020 standards, combining modern comfort with excellent energy performance.

Located on the third and top floor, this attractive 2-room apartment (1 bedroom) offers 47.42 sqm of living space and 64.34 sqm of total floor area. It comprises an entrance hall with built-in storage, a spacious and light-filled living room with open-plan kitchen, opening onto a west-facing balcony. The sleeping area includes a comfortable bedroom, a shower room with storage, and separate WC.

A secure underground parking space completes this property.

Perfectly connected, Saint-Malo allows easy access to Rennes in 45 minutes by regional train (TER) and Paris in just 2 hours and 15 minutes by high-speed TGV, a highly sought-after advantage for both professionals and investors.

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 : 676 euros.

Further information

- Reference : 6264-35
- City : Saint-Malo
- Rooms : 2
- Bedrooms : 1
- Shower rooms : 1
- Restrooms : 1
- Floor : 3
- Levels : 1
- Surface : 47m² *
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Basement : Oui
- Exposure : Ouest
- Price : 320 000 €

Energy expenditure

CONSOMMATION ÉNERGÉTIQUE

Logement économe Logement



Logement énergivore

ÉMISSIONS DE GES

Faible émission de GES Logement



Forte émission de GES