

Buy Apartment 4 room(s) 109 m2  
Saint-Malo (35400)

488 000 €  
6305-A001



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### Property presentation

Saint-Malo - 4-room apartment, 109.11 sq m - South-facing - 60 sq m garden - 11 and 4 sq m terraces - garage and parking. In Saint-Malo, 1.8 km from the heart of Paramé, discover this 4-room apartment of 109.11 sq m, facing south, located on the ground floor of a contemporary residence built to the latest environmental standards (RE 2020). The living space comprises an entrance hall with a closet and hallway, a bright living room with an open-plan kitchen, extending onto an 11 sq m terrace, three bedrooms, two shower rooms, and two separate toilets. This property includes a secure underground garage and a private outdoor parking space. Key features of this apartment: High energy performance: enhanced insulation and innovative equipment for everyday savings - Just 3.5 km from the sea and the iconic beaches of Saint-Malo. - Practical life: shops, supermarkets, bakeries, twice-weekly market, post office, organic cooperative, Cap Sud medical center and pharmacy nearby -

Mobility: 2 bus lines and the TGV train station less than 10 minutes away. Developer price - reduced notary fees - 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 39 units. Annual expenses : 1569 euros.

#### Further information

- Reference : 6305-A001
- City : Saint-Malo
- Rooms : 4
- Bedrooms : 3
- Shower rooms : 2
- Restrooms : 2
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 109m<sup>2</sup> \*
- Land surface : 60m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Warm water system : Individuel
- Style : Contemporain
- Sanitation : Tout à l'égout
- Parkings : 1
- Garages : 1
- Parking type : 0
- Facilities : Elevator
- Cellars : 1
- Exposure : Sud
- Sea distance : 3km
- Price : 488 000 €

#### Energy expenditure

### CONSUMMATION ÉNERGÉTIQUE

Logement économe      Logement



Logement énergivore

### ÉMISSIONS DE GES

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Forte émission de GES