

Buy Apartment 2 room(s) 44 m2  
Saint-Malo (35400)

223 000 €  
6305-B107



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### Property presentation

Saint-Malo - 1-Bedroom Apartment - 44.75 sq m - 1st Floor - Elevator - 4 sq m Balcony - Parking. In Saint-Malo, in the heart of a quiet, residential neighborhood, discover this 1-bedroom apartment of 44.75 sq m, located on the 1st floor with elevator access in a modern building meeting environmental standards (RE 2020). The apartment comprises an entrance hall with a built-in wardrobe, a bright living room with an open-plan kitchen, opening onto a 4 sq m balcony, a bedroom, a shower room, and a separate toilet. For your convenience, secure underground parking is included. A sought-after location: just 3.5 km from the sea and the beaches of Saint-Malo. Amenities nearby: shops, supermarkets, bakeries, a twice-weekly market, post office, organic cooperative, Cap Sud medical center, and a pharmacy. Excellent accessibility: 2 bus lines and the TGV train station are 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 : 650 euros.

#### Further information

- Reference : 6305-B107
- City : Saint-Malo
- Rooms : 2
- Bedrooms : 1
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Ouverte
- Floor : 2
- Levels : 1
- Surface : 44m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Warm water system : Individuel
- Style : Contemporain
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator
- Sea distance : 3km
- Price : 223 000 €

#### Energy expenditure



