

Buy Apartment 2 room(s) 46 m2  
Saint-Malo (35400)

248 000 €  
6305-B204



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### Property presentation

SAINT-MALO ? 1-bedroom apartment of 46.90 sqm facing south-east, on the 2nd floor with lift, featuring a 12 sqm loggia and a secure underground parking space.

Located in Saint-Malo, in the Saint-Servan district, this 2nd-floor apartment in a contemporary residence with lift enjoys an attractive setting. Rennes is just 45 minutes away via the expressway, and the TGV train station can be reached in only 9 minutes by car or bus. Everyday life is made easier by the immediate proximity of shops (bakery, mini-market, shopping centres) and schools, from nursery to high school.

The apartment comprises an entrance hall with built-in cupboard, a living/dining room with open-plan kitchen opening onto a pleasant 12 sqm loggia, a bedroom with built-in wardrobe, and a shower room with toilet. A secure underground parking space completes this property. Ideal as a main residence, a pied-à-terre or a rental investment. Developer's 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). Non-contractual pictures ? layout suggestions.  
Condominiums of 40 units. Annual expenses : 662 euros.

#### Further information

- Reference : 6305-B204
- City : Saint-Malo
- Rooms : 2
- Bedrooms : 1
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Kitchenette
- Floor : 0
- Levels : 1
- Surface : 46m<sup>2</sup> \*
- Heater : Individuel, Gaz, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Exposure : Sud-est
- Price : 248 000 €

#### Energy expenditure



