

Buy Apartment 4 room(s) 73 m<sup>2</sup>  
Saint-Malo (35400)

344 000 €  
6305-E201



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### Property presentation

SAINT MALO - 4-room apartment, 73.30 sq m, southwest facing - 2nd floor - 8.10 sq m loggia - secure underground parking. Located in a recent and well-connected residence, this apartment benefits from a strategic location, just 45 minutes from Rennes via the expressway and 9 minutes from the TGV train station by car or bus. Close to all amenities, it offers convenient daily living with a bakery, mini-market, shopping centers, and schools from kindergarten to high school accessible within easy reach, not to mention the Saint-Servan market just 5 minutes away by car. The apartment comprises an entrance hall with a laundry area and closet, a bright living room with an open-plan kitchen leading to a pleasant 8.10 sq m southwest-facing loggia, ideal for enjoying natural light. The sleeping area includes three bedrooms with closets, a bathroom, and a separate toilet, offering comfort and functionality for everyday living. Two secure underground parking spaces complete this property. Ideal as

a primary or secondary residence, this apartment also represents an excellent opportunity for a rental investment in a sought-after area. 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 40 units. Annual expenses : 1051 euros.

#### Further information

- Reference : 6305-E201
- City : Saint-Malo
- Rooms : 4
- Bedrooms : 3
- Bathrooms : 1
- Restrooms : 1
- Floor : 2
- Levels : 1
- Surface : 73m<sup>2</sup> \*
- Heater : Individuel, Gaz, Radiateur
- Warm water system : Chaudière
- Sanitation : Tout à l'égout
- Parkings : 2
- Parking type : Sous-sol
- Facilities : Balcony
- Exposure : Sud-ouest
- Price : 344 000 €

#### Energy expenditure



