

Buy Apartment 3 room(s) 68 m2  
Saint-Malo (35400)

444 000 €  
6266-33



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### Property presentation

SAINT-MALO - Paramé - 2-Bedroom Apartment - 68.07 sqm living area - 74.52 sqm usable area - Top floor - Elevator - Secure underground parking  
Ideally located in Saint-Malo, in the heart of a quiet and residential area, this apartment enjoys a prime location just 900 metres from the beaches, shops, market and public transport. It is set within an intimate contemporary residence, built in compliance with RT2020 energy standards, combining modern comfort with excellent energy efficiency. Located on the third and top floor with elevator, this attractive 3-room apartment (2 bedrooms) benefits from a south-facing exposure and offers 68.07 sqm of living space and 74.52 sqm of usable floor area. The layout includes an entrance hall with built-in storage, a bright living room with open-plan kitchen, extended by a south-facing loggia of 7.23 sqm. The night area comprises two bedrooms with built-in wardrobes, a shower room, and

separate WC. A secure underground parking space completes this property.

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](http://www.georisques.gouv.fr)

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Condominiums of 57 units. Annual expenses : 979 euros.

#### Further information

- Reference : 6266-33
- City : Saint-Malo
- Rooms : 3
- Bedrooms : 2
- Shower rooms : 1
- Restrooms : 1
- Floor : 3
- Levels : 1
- Surface : 68m<sup>2</sup> \*
- Heater : Individuel, Gaz, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Basement : Oui
- Exposure : Sud
- Price : 444 000 €

#### Energy expenditure

### CONSOMMATION ÉNERGÉTIQUE

Logement économe      Logement



Logement énergivore

### ÉMISSIONS DE GES

Faible émission de GES      Logement



Forte émission de GES