

Buy Apartment 3 room(s) 70 m2  
Saint-Malo (35400)

455 000 €  
6266-31



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### Property presentation

Saint Malo - Paramé - 2-Bedroom Apartment, 70.56 sq m, West-facing, 8.91 sq m balcony, top floor, elevator, garage. In the heart of a quiet, residential area, 900 meters from the beaches, amenities, and public transport, this apartment is located in a contemporary building, compliant with RT2020 standards, combining modern comfort and energy efficiency. Situated on the third and top floor with elevator access, this west-facing 2-bedroom apartment offers 70.56 sq m of living space and 91.38 sq m of floor space. It comprises an entrance hall with a built-in wardrobe, a living room with an open-plan kitchen opening onto an 8.91 sq m balcony, a laundry room, two bedrooms, a shower room, and a separate WC. A garage completes this property. High-quality features: RT2020 energy efficiency - Secure access via badge and video intercom - Elevator - Choosing Saint-Malo means opting for an authentic destination, a wonderful place to live, work, and invest

sustainably. Developer pricing - 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).  
Condominiums of 57 units. Annual expenses : 1008 euros.

#### Further information

- Reference : 6266-31
- City : Saint-Malo
- Rooms : 3
- Bedrooms : 2
- Shower rooms : 1
- Restrooms : 1
- Floor : 3
- Levels : 1
- Surface : 70m<sup>2</sup> \*
- Heater : Individuel, Gaz, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Basement : Oui
- Exposure : Ouest
- Price : 455 000 €

#### Energy expenditure



