

Buy Apartment 4 room(s) 82 m2  
Saint-Malo (35400)

520 000 €  
6266-14



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### Property presentation

Saint Malo - 4-room apartment, 82.31 sq m, south-facing, with an 8.74 sq m loggia - 1st floor - elevator - garage. Close to beaches, amenities, and shops, in a residential area, this apartment is located in a prestigious building combining comfort and energy efficiency. Situated on the 1st floor with elevator access, this south-facing 4-room apartment offers 82.31 sq m of living space. It comprises an entrance hall with a built-in wardrobe, a spacious living room with an open-plan kitchen leading to an 8.74 sq m loggia, a laundry/storage room, three bedrooms with built-in wardrobes, two shower rooms, and a separate WC. A secure underground garage completes this property. High-quality features include: RT2020 energy performance, secure access via badge and video intercom, and developer pricing with 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 : 1180 euros.

#### Further information

- Reference : 6266-14
- City : Saint-Malo
- Rooms : 4
- Bedrooms : 3
- Shower rooms : 2
- Restrooms : 1
- Floor : 3
- Levels : 1
- Surface : 82m<sup>2</sup> \*
- Heater : Individuel, Gaz, Radiateur
- Sanitation : Tout à l'égout
- Garages : 1
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Basement : Oui
- Exposure : Sud
- Price : 520 000 €

#### Energy expenditure

