

Buy Apartment 4 room(s) 82 m<sup>2</sup>  
Saint-Malo (35400)

538 000 €  
6266-24



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### Property presentation

Saint Malo - 4-room apartment, 82.35 sq m, south-facing, with an 8.74 sq m loggia - 2nd floor - elevator - garage and parking. Located 900 meters from Rochebonne beach, amenities, shops, etc., in a quiet residential area, this apartment is situated in a high-end residence compliant with RT2020 standards, combining modern comfort and energy efficiency. Located on the second floor with elevator access, this south-facing 4-room apartment offers 82.35 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, two shower rooms, and a separate WC. A garage and secure underground parking space complete this property. High-quality features: RT2020 energy efficiency - Secure access via badge and video intercom. 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 : 1180 euros.

#### Further information

- Reference : 6266-24
- 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
- Parkings : 1
- Garages : 1
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Basement : Oui
- Exposure : Sud
- Price : 538 000 €

#### Energy expenditure



