

Buy Apartment 3 room(s) 70 m2
La Richardais (35780)

325 000 €
61296-A203



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Property presentation

La Richardais - 3-room apartment of 70.30sqm West - 2nd floor - 8.45sqm balcony - private parking Located in La Richardais, this apartment benefits from a privileged location on the banks of the Rance, close to Saint-Malo and Dinard. Easily accessible by car or public transport, the area offers a practical and pleasant living environment, with all the shops and daily services within easy reach. Within an intimate residence of contemporary architecture, discover this 3-room apartment located on the 2nd floor with elevator. It has a living area of 70.30sqm and consists of an entrance hall, a bright living room with open kitchen opening onto an 8.45sqm balcony, a hallway with closet, 2 bedrooms, one with a dressing room and the other with a closet, a bathroom and separate toilet. Private parking included. Whether for year-round living, as a second home, or as a rental investment, this property is an opportunity. The advantages: a quiet environment between land and sea, walks along the

Rance, a marina, nearby beaches, as well as a comprehensive range of infrastructure: local shops, local market, daycare, schools, media library, sports facilities, and a sailing club. Promoter price - reduced notary fees - High energy performance. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr. Non-contractual photos - Development suggestions
Condominiums of 17 units. Annual expenses : 1008 euros.

Further information

- Reference : 61296-A203
- City : La Richardais
- Rooms : 3
- Bedrooms : 2
- Bathrooms : 1
- Restrooms : 1
- Floor : 3
- Levels : 1
- Surface : 70m² *
- Heater : Individuel, Radiateur
- Sanitation : Tout à l'égout
- Parkings : 2
- Parking type : Extérieur
- Facilities : Elevator - Balcony
- Exposure : Ouest
- Price : 325 000 €

Energy expenditure



