

Buy Apartment 4 room(s) 75 m<sup>2</sup>  
Saint-Malo (35400)

298 000 €  
6319-6



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### Property presentation

**SAINT SERVAN - ST MALO** - 4-room apartment, 75.53 sq m - South-facing - elevator - 11 sq m terrace/balcony - 27 sq m double garage - Energy rating C! Ideally located in Saint-Malo, in the hills above Saint-Servan, just 1 km from the city center and 1.3 km from the beach, this 4-room apartment benefits from a convenient location, close to shops, amenities, and public transport. It is situated on the 2nd floor with elevator access in a recent and well-maintained building dating from 2012. Facing south, it offers optimal natural light and comprises an entrance hall with a built-in wardrobe, a separate WC, and a utility room/dressing room or bedroom. The bright living room opens onto a pleasant 11 sq m terrace/balcony with unobstructed south-facing views. The fully fitted and equipped kitchen also has direct access to the outside. The sleeping area comprises a hallway leading to two bedrooms and a shower room with a window. A 27 sq m double garage completes this property. Energy Performance

Certificate (EPC) rating C! - in excellent condition - no work required. 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).

(3.83 % fees incl. VAT at the buyer's expense.)

Condominiums of 89 units. Annual expenses : 1642 euros.

#### Further information

- Reference : 6319-6
- City : Saint-Malo
- Rooms : 4
- Bedrooms : 3
- Shower rooms : 1
- Restrooms : 1
- Kitchen : Indépendante Aménagée / Equipée
- Floor : 4
- Levels : 1
- Surface : 75m<sup>2</sup> \*
- Heater : Individuel, Electrique, Radiateur
- Warm water system : Ballon électrique
- Sanitation : Tout à l'égout
- Garages : 1
- Parking type : Garage double
- Facilities : Elevator - Balcony - Intercom
- Basement : Oui
- Exposure : Sud
- External condition : Bon
- Shutters : Roulants
- General condition : Bon Etat
- Price : 298 000 €

#### Energy expenditure

### CONSOMMATION ÉNERGÉTIQUE

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Logement énergivore

### ÉMISSIONS DE GES

Faible émission de GES Logement



Forte émission de GES