

A SAINT-MALO, Superb new T4 90 m2 on 4th floor SW facing, 35 m2 balconies and 2 car parks. Delivery end 2025

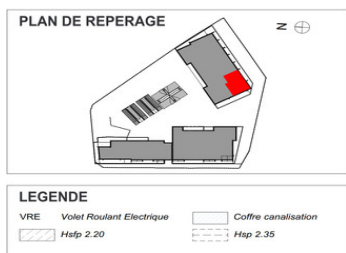
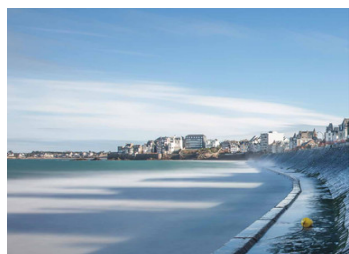


INFORMATION

Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	3
Bath:	2
Floor:	90 m2
Outside Space:	45 m2

IN BRIEF

Saint-Malo, the corsair city, is magical, and your flat will be too. In a beautiful residence with quality features, ideally located near the Côte d'Emeraude racecourse, you have easy access to the beaches, the city centre, shops and amenities. All within walking distance if you wish.

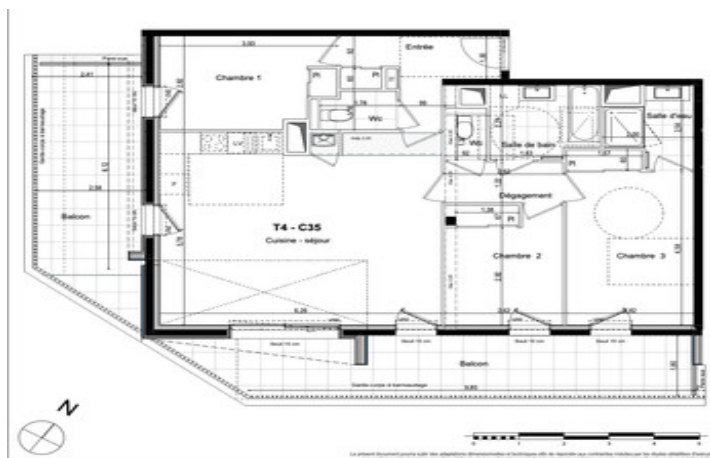


ENERGY - DPE



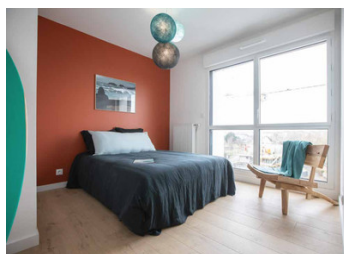
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



SURFACES HABITABLES

Entrée	6,15
Cuisine - séjour	35,61
Chambre 1	10,21
Chambre 2	9,29
Chambre 3	14,03
Salle de bain	5,19
Salle d'eau	3,87
Wc	3,08
Dégagement	3,21
	90,64 m²
Balcon	35,08



DESCRIPTION

This is a superb 90 m2 flat with 2 balconies and a very attractive layout: the 3 bedrooms and 36 m2 kitchen/living room have direct access to the balconies. There is a shower room, a bathroom and 2 separate toilets. The balconies and living room face south and east. Two parking spaces complete this property.

Delivery 4th quarter 2025.

Several flats from T2 to T5 are also available in this residence, from €265,000.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES