

In Saint-Malo, new T5 116 m2 with private garden 214 m2, available end 2025.

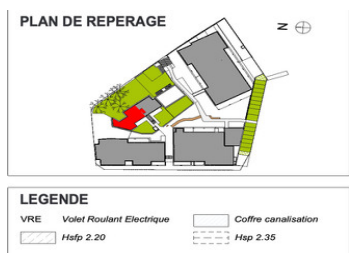


## INFORMATION

|                |                 |
|----------------|-----------------|
| Town:          | Saint-Malo      |
| Department:    | Ille-et-Vilaine |
| Bed:           | 4               |
| Bath:          | 2               |
| Floor:         | 116 m2          |
| Outside Space: | 233 m2          |

## IN BRIEF

Saint-Malo, the corsair city, is unique, 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.

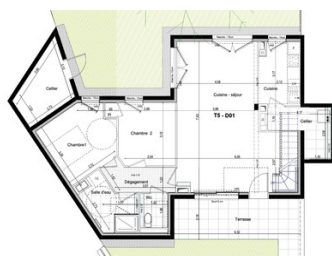


## ENERGY - DPE



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 |                  |
|---------------------|------------------|
| Cuisine - séjour    | 39.28            |
| Chambre 1           | 10.52            |
| Chambre 2           | 9.40             |
| Salle d'eau         | 6.14             |
| Cellier             | 5.57             |
| Wc                  | 2.32             |
| Dépassement         | 4.50             |
| Chambre 3           | 16.50            |
| Chambre 4           | 12.00            |
| Salle de bain       | 3.76             |
| Wc                  | 1.67             |
| Dépassement         | 5.01             |
| <b>Total</b>        | <b>116.67 m²</b> |
| Cellier             | 7.00             |
| Terrasse            | 18.12            |
| Jardin              | 214.11           |

## DESCRIPTION

This unique flat has an open-plan ground floor that opens onto a 214 m2 garden and an 18 m2 terrace. The ground floor comprises a large living room with a kitchen of almost 40 m2 and a 6 m2 storeroom, 2 bedrooms and a shower room with separate toilet. Upstairs, 2 bedrooms, a bathroom and separate toilet. An outside cellar of 7 m2, a garage and an internal parking space complete this property.

Delivery 4th quarter 2025.

Several flats from T2 to T5 are also available from 265 000€.

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

## NOTES