

2-room flat on 2nd floor with terrace and parking space. NEW. DELIVERY 2T 2025



INFORMATION

Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	1
Bath:	0
Floor:	39 m2
Outside Space:	10 m2

IN BRIEF

This unique development in Saint-Malo, just 10 minutes from the city centre, covers a vast area of 6.8 hectares and comprises 420 homes in 4 residences, with a project to refurbish 12 existing buildings. The first residence, with 58 flats from T2 to T4, has BBCA certification, a low-carbon building from construction to operation, low-carbon energies and renewable energies. The landscaping is of the highest quality. Available from 2Q 2025. Various flats available from 145 to 375,000 euros. Contact us quickly to receive the brochure for this magnificent project and the availability of the flats.

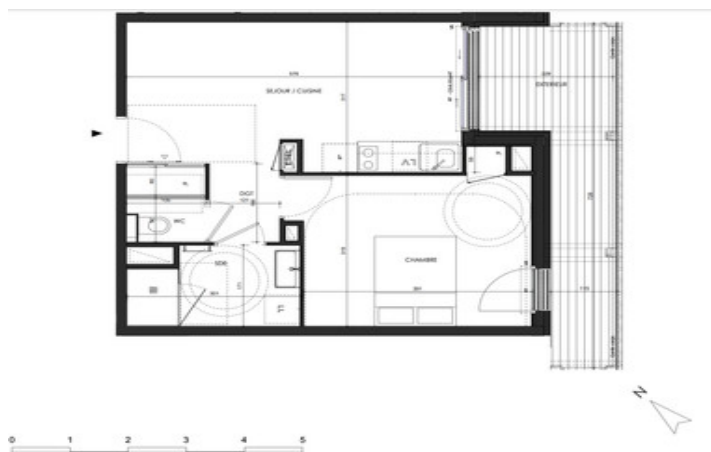


ENERGY - DPE



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.



NUMÉRO/TYPE/ÉTAGE	
A24	T2/R+2
SEJOUR / CUISINE	18.4 m ²
CHAMBRE	13.2 m ²
SDE	4.6 m ²
DGT	2.1 m ²
VIC	1.1 m ²
TOTAL HABITABLE	39.4 m ²
EXTÉRIEUR	10.4 m ²

PF	Porte-fenêtre	AP	Appareil	PL	Placard
VR	Volet roulant	AV	Appareil	F	F
		AV	Appareil	LV	Lave-vaisselle
			Tableau électrique	LL	Lave-linge



DESCRIPTION

This SE-facing flat is a lovely 2-room apartment on the second floor with a terrace accessible from the 18.4 m² living room/kitchen and the 13.2 m² bedroom. Total living space of 39.4 m² with a 4.6 m² bathroom, hallway and entrance. The apartment comes with an indoor parking space. BRAND NEW. DELIVERY 2T 2025

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

NOTES