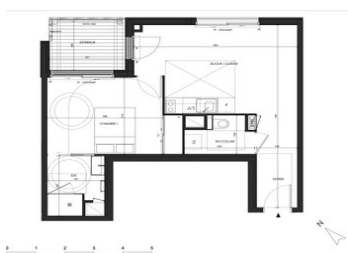
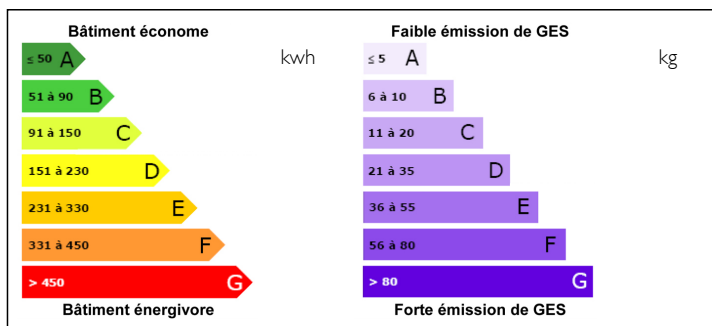


Flat 2 rooms 2nd floor parking. NEW. Delivery 2Q 2025



ENERGY - DPE



INFORMATION

Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	1
Bath:	1
Floor:	45 m2
Outside Space:	5 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.

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.

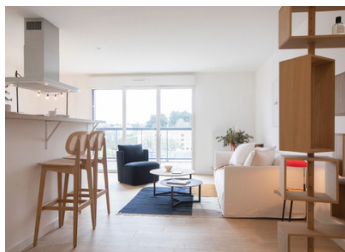
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

NUMÉRO/TYPE/ÉTAGE															
D21	T2 / R+2														
<table> <tr> <td>SEJOUR / CUISINE</td><td>21.1 m²</td></tr> <tr> <td>CHAMBRE 1</td><td>13.6 m²</td></tr> <tr> <td>SDE</td><td>4.4 m²</td></tr> <tr> <td>ENTREE</td><td>3.1 m²</td></tr> <tr> <td>WC/CELLIER</td><td>3.0 m²</td></tr> <tr> <td>TOTAL HABITABLE</td><td>45.2 m²</td></tr> <tr> <td>EXTERIEUR</td><td>5.0 m²</td></tr> </table>		SEJOUR / CUISINE	21.1 m ²	CHAMBRE 1	13.6 m ²	SDE	4.4 m ²	ENTREE	3.1 m ²	WC/CELLIER	3.0 m ²	TOTAL HABITABLE	45.2 m²	EXTERIEUR	5.0 m ²
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	Cloison démontable														
	Placard														
PF	Porte-fenêtre														
AP	Allège pleine														
AV	Allège vitrée														
	Réfrigérateur														
VR	Volet roulant														
	Lave-Vaisselle														
	Lave-linge														

DESCRIPTION

T2 flat on the second floor with a 5 m² terrace and a total living area of 45 m². Living room/kitchen 21 m², bedroom 13.6m², bathroom 4.4 m², entrance 3 m², toilets and storeroom. The flat comes with an indoor parking space. Delivery 2Q 2025

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



NOTES