

2 room flat ground floor terrace private garden. NEW DELIVERY 2Q 2025

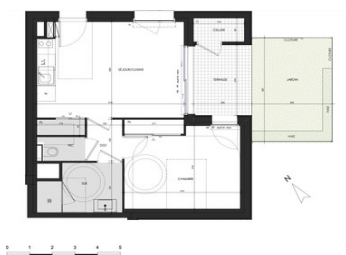
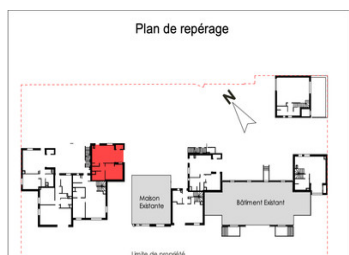


INFORMATION

Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	1
Bath:	1
Floor:	42 m2
Outside Space:	18 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

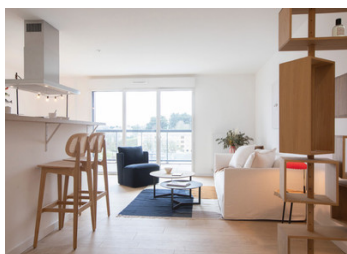


NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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			
008/T2/RDC			
SÉJOUR/CUISINE	19.8 m ²		
CHAMBRE	13.5 m ²		
SDE	5.1 m ²		
DGT.	2.0 m ²		
WC	1.4 m ²		
TOTAL HABITABLE	41.8 m²		
JARDIN	11.3 m ²		
TERRASSE	5.4 m ²		
CELLIER	1.6 m ²		
TOTAL EXTERIEUR	18.3 m²		

	Faux-plafond / soffite		Cloison démontable	PL	Placard
PF	Porte-fenêtre	AP	Allège pleine	F	Réfrigérateur
		AV	Allège vitrée	LV	Lave-Vaisselle
VR	Volet roulant		Tableau électrique	LL	Lave-linge



DESCRIPTION

The flat is located on the ground floor (facing SE) and has a 5.4 m² terrace and a private 11.3 m² garden with a 1.6 m² external storeroom.

Total living space of 41.8 m² with a bright living room/kitchen of 19.8 m², a bedroom of 13.5 m² opening onto the terrace, a bathroom of 5.1 m², hallway and toilet. The flat comes with an indoor parking space. NEW DELIVERY 2Q 2025

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

NOTES