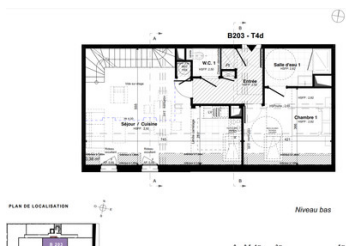


## SAINT-MALO INTRA-MUROS LA CALIFORNIE SUPERB NEW T4 Duplex 101 m2 DELIVERY 3rd Quarter 2024



## INFORMATION

Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	3
Bath:	2
Floor:	101 m2
Plot Size:	0 m2

## IN BRIEF

Just a stone's throw from the beach, close to shops and restaurants and yet calm from the hustle and bustle of the tourist trade, this sumptuous 2-building residence comprises 31 flats and offers a refined lifestyle in La Californie Malouine. Entrance hall with top-of-the-range features, magnificent ceiling heights of up to 4.10 m, top-of-the-range finishes, lifts, secure bike storage, private parking for all flats. Delivery 3rd quarter 2024

## 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.

## DESCRIPTION

Sumptuous duplex apartment with, on the 2nd floor, entrance hall, hallway, separate WC, bedroom with shower room, 28 m<sup>2</sup> living room/kitchen; on the upper level, open-plan living room, 2 bedrooms, hallway, storage space, shower room and separate WC.

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Living room / Kitchen living area 28.08 m<sup>2</sup> usable area 31.22 m<sup>2</sup>

WC 1: 1.75 m<sup>2</sup>

WC 2: 1.09 m<sup>2</sup>

Bedroom 1: living area 12.24 m<sup>2</sup>; usable area 14.50 m<sup>2</sup>

Bedroom 2 + Rgt: living area 19.60 m<sup>2</sup>; usable area 22.18 m<sup>2</sup>

Bedroom 3: living area 11.36 m<sup>2</sup>, usable area 14.84 m<sup>2</sup>

Shower room 1: 5.21 m<sup>2</sup>

Shower room 2: 6.22 m<sup>2</sup>

Entrance + Floor: 6.54 m<sup>2</sup>

Clearance + Staircase: 9.47 m<sup>2</sup>

TOTAL living area 101.56 m<sup>2</sup>

TOTAL floor area 114.20m<sup>2</sup>

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



## NOTES