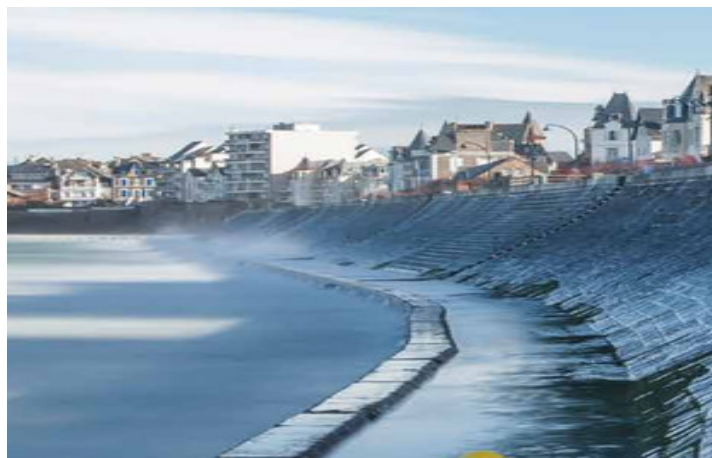
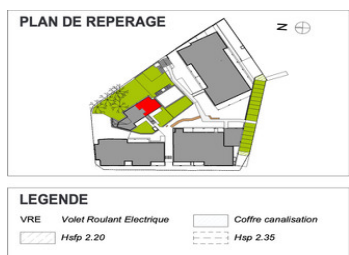
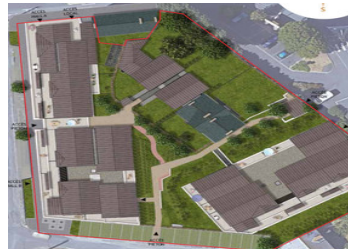


In Saint-Malo, new T4 100 m2 with private garden 160 m2 . Delivery end 2025



## INFORMATION

Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	3
Bath:	0
Floor:	100 m2
Outside Space:	160 m2



## IN BRIEF

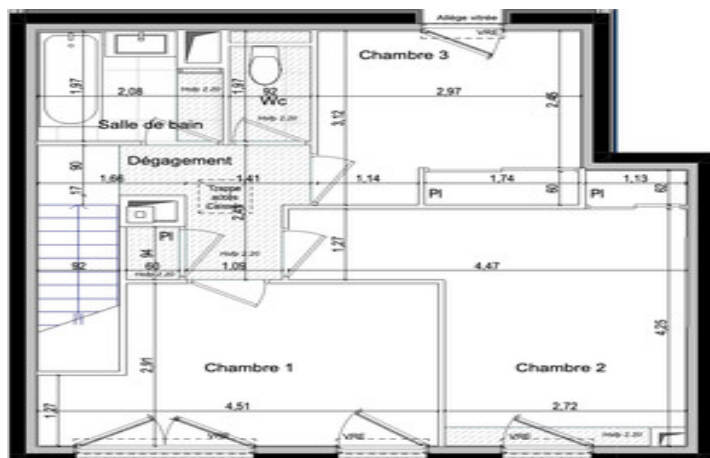
Saint-Malo, the corsair city, is magical, and your flat will be too. In a beautiful residence with quality features, ideally located near the Côte d'Emeraude racecourse, you have easy access to the beaches, the city centre, shops and amenities. All within walking distance if you wish.

## 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	47,72
Salle d'eau	4,43
Wc	1,94
Chambre 1	11,49
Chambre 2	14,40
Chambre 3	9,20
Salle de bain	3,76
Wc	1,57
Dégagement	5,25
	<b>99,76 m²</b>
Terrasse	18,32
Jardin	159,75
	<b>178,07 m²</b>

## DESCRIPTION

This unique flat has an open-plan ground floor that opens onto a 160 m2 garden and an 18 m2 terrace. The ground floor comprises a large living room with kitchen of almost 48 m2, a shower room and separate toilet. Upstairs, 3 bedrooms, a bathroom and separate toilet. 2 parking spaces complete this property.

Available in 4th quarter 2025.

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

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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