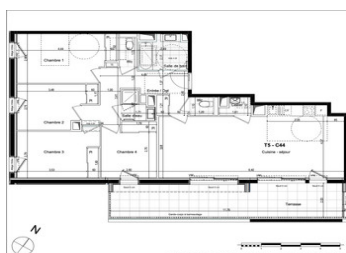
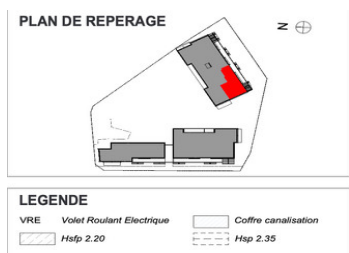
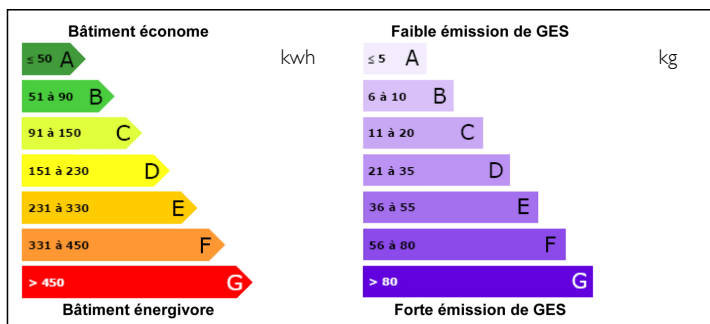


In SAINT-MALO, new 104 m2 T5 flat on 4th floor SE exposure, terrace and 2 parking spaces. Delivery end 2025



## ENERGY - DPE



## INFORMATION

Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	4
Bath:	2
Floor:	104 m2
Outside Space:	23 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.

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

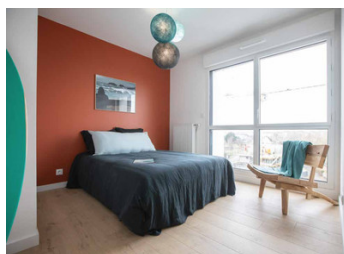
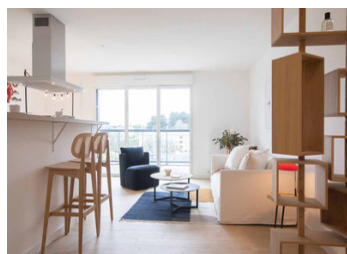
Entrée / Dgt	11,11
Cuisine - séjour	36,71
Chambre 1	13,94
Chambre 2	9,64
Chambre 3	11,94
Chambre 4	9,12
Salle de bain	4,79
Salle d'eau	2,40
Cellier	1,44
Wc	2,90
	<b>103,99 m<sup>2</sup></b>
Terrasse	23,07

## DESCRIPTION

This superb 104 m2 flat is very well laid out with a direct entrance from the living room and comprises a large living room with kitchen (almost 40 m2), 4 bedrooms, a shower room, a bathroom and 2 separate toilets. There is a lovely 23 m2 terrace with 2 sliding doors onto the living room. South-east facing. 2 parking spaces.

Delivery 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