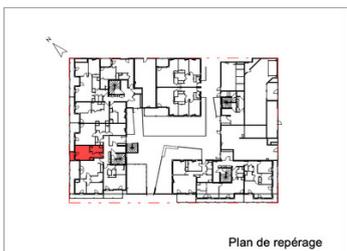


1 room ground floor flat with loggia and parking . NEW. DELIVERY 2T 2025



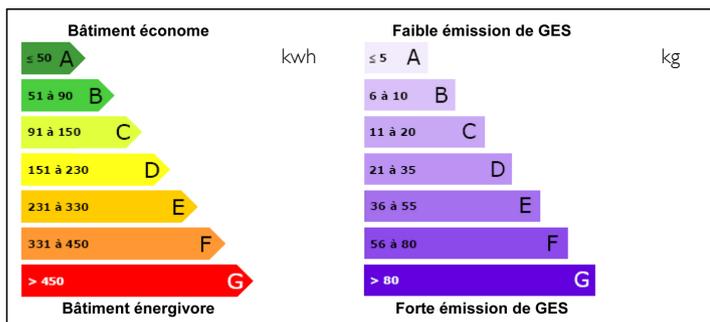
INFORMATION

Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	0
Bath:	1
Floor:	23 m ²
Plot Size:	0 m ²

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											
C03	T1 / RDC										
<table border="1"> <tr> <td>SEJOUR / CUISINE</td> <td>15.8 m²</td> </tr> <tr> <td>SDE/WC</td> <td>4.9 m²</td> </tr> <tr> <td>ENTREE</td> <td>2.8 m²</td> </tr> <tr> <td>TOTAL HABITABLE</td> <td>23.5 m²</td> </tr> <tr> <td>LOGGIA</td> <td>2.6 m²</td> </tr> </table>		SEJOUR / CUISINE	15.8 m ²	SDE/WC	4.9 m ²	ENTREE	2.8 m ²	TOTAL HABITABLE	23.5 m²	LOGGIA	2.6 m ²
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 Faux-plafond / soffite	 Cloison démontable	PL	Placard								
PF	Porte-fenêtre	AP AV	Allège pleine Allège vitrée	F	Réfrigérateur						
VR	Volet roulant		Tableau électrique	LV	Lave-Vaisselle						
				LL	Lave-linge						

DESCRIPTION

L'appartement avec Loggia de 2,6 m² a une surface totale habitable de 23,5 m² dont un séjour/coin nuit/ cuisine de 15,8 m², une salle de bain de 4,9m² et une entrée de 2,8 m². L'appartement st proposé avec une place de parking intérieur. NEW. DELIVERY 2T 2025

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



NOTES