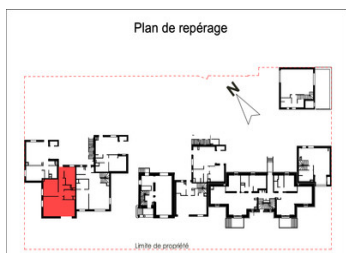


3-room ground floor flat, terrace, bike shed ,private garden of 93 m2,2 parking spaces.NEW DELIVERY 2Q 2025



INFORMATION

Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	66 m2
Outside Space:	105 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.

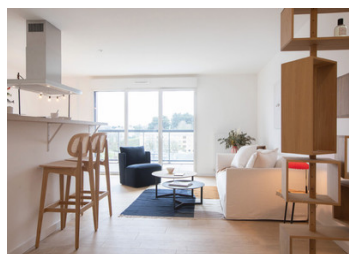
Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

NUMÉRO/TYPE/ÉTAGE

010/T3/RDC

SÉJOUR/ CUISINE	29.0 m ²
CHAMBRE 1	12.3 m ²
CHAMBRE 2	9.9 m ²
DGT	5.4 m ²
SDB	4.8 m ²
ENTRÉE	3.0 m ²
WC	1.3 m ²
TOTAL HABITABLE	65.7 m²
JARDIN	93.3 m ²
TERRASSE	8.6 m ²
ABRI VELOS	2.9 m ²
TOTAL EXTERIEUR	104.8 m²

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



DESCRIPTION

This south-west-facing 3-room ground floor flat has a 93.3 m² private garden, a 2.9 m² bicycle shed and an 8.6 m² terrace.

Total living space of 65.7 m² with a living room/kitchen of 29 M², 2 bedrooms of 12.3 and 9.9 m², a bathroom of 4.8 m², toilet, hallway of 5.4 m² and entrance of 3 m².

The flat comes with 2 indoor parking spaces.

This is a unique opportunity, the last flat in this category available. 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