LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A36164JFD35 Price: 1 470 000 EUR

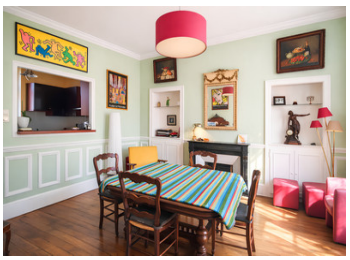
agency fees included: 5 % TTC to be paid by the buyer (1 400 000 EUR without fees)

Saint-Servan | Beautiful house in good condition | 210 m and 600 m garden |Quiet, bright |Close to the beach















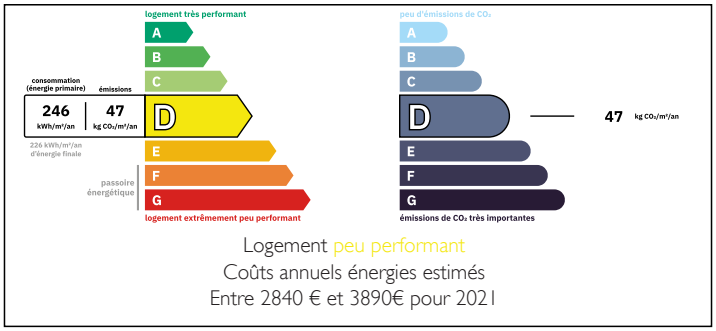
INFORMATION

Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	8
Bath:	2
Floor:	210 m2
Plot Size:	600 m2

IN BRIEF

Discover this superb mansion dating from 1870, in good condition, with its charm preserved, located in the Saint-Servan district, close to shops, schools and beaches. Quiet, bright and south-facing,
with a total surface area of 210 m², this residence charms with its high ceilings, generous volumes and carefully preserved period features: original parquet flooring, antique fireplaces and natural light throughout all the rooms.
On the ground floor, you will find a magnificent living room with original fireplace, a dining room and an open-plan kitchen opening directly onto the terrace and garden. The first floor has four good-sized bedrooms and a bathroom. The second floor offers four bedrooms and a shower room. A full basement, garage, courtyard, covered patio and 600 m² enclosed garden complete this exceptional property. Ideal as a primary residence, second home or guest house. A visit...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2840 € et 3890€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**2947 EUR**

NOTES

DESCRIPTION

In Saint-Malo, in the heart of the historic and lively Saint-Servan district, this elegant mansion dating from 1870 perfectly embodies 19th-century bourgeois architecture. A testament to a time when Saint-Malo's notables built large family homes near the port and shops, this property offers a rare living environment, combining history, charm, tranquillity, light and comfort.

With a total surface area of 210 m² and 180 m² of living space, it stands out for its superb façade, original parquet floors, fireplaces, high ceilings and bright interior.

The land is suitable for a swimming pool and the garden offers great potential for personalisation. The house is in good general condition and has benefited from regular work and careful maintenance throughout its ownership. It is equipped with a Viessmann gas condensing boiler and the roof is also in good condition.

Saint-Servan is one of Saint-Malo's most popular districts, renowned for its village atmosphere, typical market, marina and close proximity to the sea. Saint-Malo, a corsair town with a rich maritime past, is now a dynamic and cultural city, prized for its ramparts, beaches and exceptional living environment, just 2h15 from Paris by TGV.

This house is ideal for a large family, an exceptional second home or a guest house project, in the heart of an environment that is as peaceful as it is sought-after.

A detailed listing with additional photos/information is available on request.

Property tax: 2949 / year
Ceiling height: 3m25

Ground floor :
Kitchen - 10 m² (10 sq.m.)