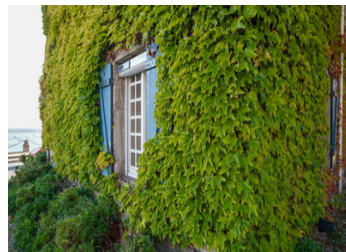


Saint-Malo | Beautiful house with sea view in the Saint-Servan neighbourhood | 2 floors 241 m | Quiet and br



## INFORMATION

Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	6
Bath:	3
Floor:	241 m2
Plot Size:	0 m2

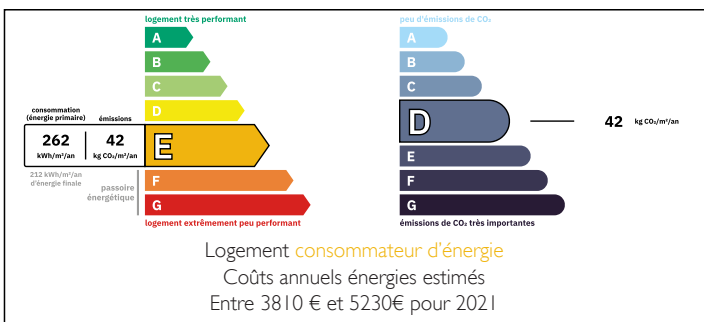


## IN BRIEF

Leggett Immobilier International presents a unique, characterful detached house in Saint-Malo, in the sought-after neighbourhood of Saint-Servan, offering over 240 m<sup>2</sup> of living space and exceptional sea views. On the ground floor: large living room with fireplace opening onto a south-facing terrace, kitchen, bathroom/WC and office space. The first floor comprises three bedrooms, a laundry room and a bathroom/WC. The second floor offers a separate studio (living room, kitchen, bathroom/WC) and two additional bedrooms. A large attic completes this property with potential for conversion. Modernisation work is required.

Ideally located a stone's throw from the Solidor Tower and the port of Saint-Servan, this house offers a privileged setting combining calm, light and generous volumes, perfect for a main residence, second home or hotel investment project in

## 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.



## LOCAL TAXES

**Taxe foncière: 2200 EUR**

## NOTES

## DESCRIPTION

Do you dream of running a thriving B&B or guesthouse or owning a beautiful home? This property could be yours!

Nestled in one of the most sought-after neighbourhoods of Saint-Malo, this property enjoys an exceptional location. The south-facing terrace, a true outdoor living space, offers panoramic views of the Rance River, the Dinard coastline and the sailboats that animate this unique landscape. Thanks to its ideal exposure, the house enjoys natural light throughout the day.

With over 240 m<sup>2</sup> of living space, the interior volumes are appealing for their generosity and potential for conversion: family home, charming second home or hotel investment project, the possibilities are endless. The various rooms, spread over several levels, combine conviviality and privacy, while the convertible attic offers additional storage space.

The Saint-Servan neighbourhood, just a stone's throw from the Solidor Tower, charms visitors with its authenticity, local shops, marina and friendly atmosphere. Easily connected to the old town of Intra-Muros, it offers a privileged living environment that is appreciated by both locals and international buyers alike.

This house is a rare opportunity on the Saint-Malo property market, combining character, exceptional views and an ideal location.

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

- Property tax: 2,200 € /year
- Heating: gas condensing boiler (2009) + radiators, supplemented by electric convector heaters.
- Hot water: 100 L electric water heater + gas boiler.
- Old fireplace (open hearth).

-Actual surface area: