LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39404JFD35 Price: 1 194 850 EUR

agency fees included: 4 % TTC to be paid by the buyer (1 150 000 EUR without fees)

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







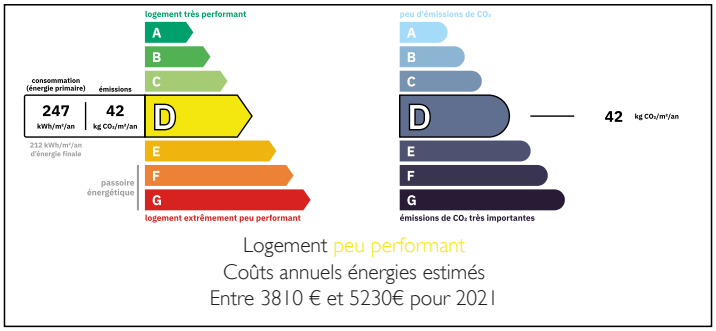








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3810 € et 5230€ pour 2021

INFORMATION

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

IN BRIEF

Leggett Immobilier International is pleased to present, in the Saint-Servan neighbourhood, a unique and characterful detached house with over 240.8 m² of living space and a total floor area of 247.3 m², offering exceptional sea views. On the ground floor: a spacious living-dining room with a fireplace opening onto a south-facing terrace, a kitchen, a bathroom/WC and an office area. The first floor comprises three bedrooms, a utility room and a bathroom/WC. The second floor features a self-contained studio (living room, kitchen, bathroom/WC) as well as two further bedrooms. A large loft completes this property, which offers potential for conversion. Some modernisation work will be required.

Ideally situated a stone's throw from the Solidor Tower, this house offers a privileged setting combining tranquillity, natural light and generous proportions, perfect as a main residence, second

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:	**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!

A valid planning certificate confirmed that the property could be rezoned for commercial use, subject to the necessary administrative approvals being obtained.

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 m² 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,