LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42672JFD35 Price: 990 000 EUR

agency fees included: 3 % TTC to be paid by the buyer (963 270 EUR without fees)

## Rocabey | Beautiful house in good condition | Quiet, bright | A stone's throw from the beach

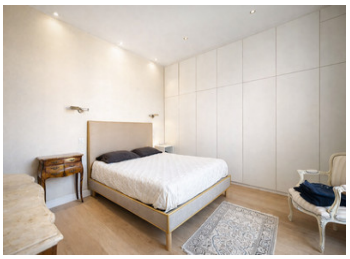






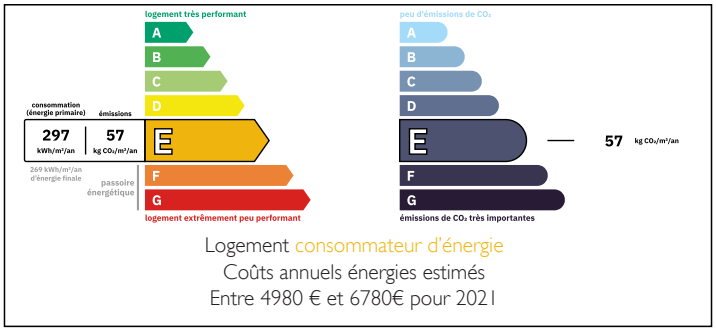








## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4980 € et 6780€ pour 2021

## INFORMATION

| | |
|---|---|
| Town: | Saint-Malo |
| Department: | Ille-et-Vilaine |
| Bed: | 7 |
| Bath: | 3 |
| Floor: | 201 m2 |
| Plot Size: | 400 m2 |

## IN BRIEF

Superb characterful stone house located in the highly sought-after Rocabey neighbourhood of Saint-Malo, just a 5-minute walk from the beach and close to shops, schools and the market. With a living area of approximately 201 m², it is complemented by a separate cottage, ideal for a rental project or for entertaining family and friends.

The main house offers on the ground floor a hallway, an east/west facing living room with fireplace and high ceilings (over 3 m), as well as a separate kitchen opening onto a covered terrace with electric shutters and an enclosed garden. The upper floors feature six bedrooms, a bathroom, a shower room and two WCs.

The basement, with separate access, has been converted into a reception area and offices, perfectly suited to a professional practice. A garage, terrace and garden of approximately 400 m² complete the...

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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:** **2408 EUR**

## NOTES

## DESCRIPTION

This characterful house charms visitors from the moment they step inside with its generous proportions, natural light and perfectly preserved authenticity. The high ceilings, original materials and fireplace give the reception rooms a warm and elegant atmosphere. The layout is ideal for family life and entertaining, with well-defined spaces and a fluid flow between indoors and outdoors. The separate kitchen opens naturally onto the covered terrace and enclosed garden, offering a pleasant living environment in all seasons.

The upper floors accommodate six spacious bedrooms, allowing for multiple uses: family bedrooms, office, guest area or rental project. The bathrooms are well distributed, ensuring comfort and practicality on a daily basis. The basement, which has its own separate entrance, is a real bonus. Currently fitted out as offices with a reception area, it is perfectly suited to a professional practice or any other project requiring a separate space.

The property is complemented by a separate guest house, ideal for hosting family and friends, developing a seasonal rental business or creating a separate workspace. A garage, terrace and garden of approximately 400 m² complete the property, offering a rare and sought-after outdoor space in this area. The house has fibre optic broadband and a gas boiler, ensuring comfort and efficiency.

Located in the sought-after neighbourhood of...