LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



SAINT-SERVAN | BEAUTIFUL HOUSE IN GOOD CONDITION | 210 M² AND 600 M² GARDEN |QUIET, BRIGHT |CLOSE TO THE BEACH

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

SAINT-SERVAN | BEAUTIFUL HOUSE IN GOOD CONDITION | 210 M² AND 600 M² GARDEN |QUIET, BRIGHT |CLOSE ...

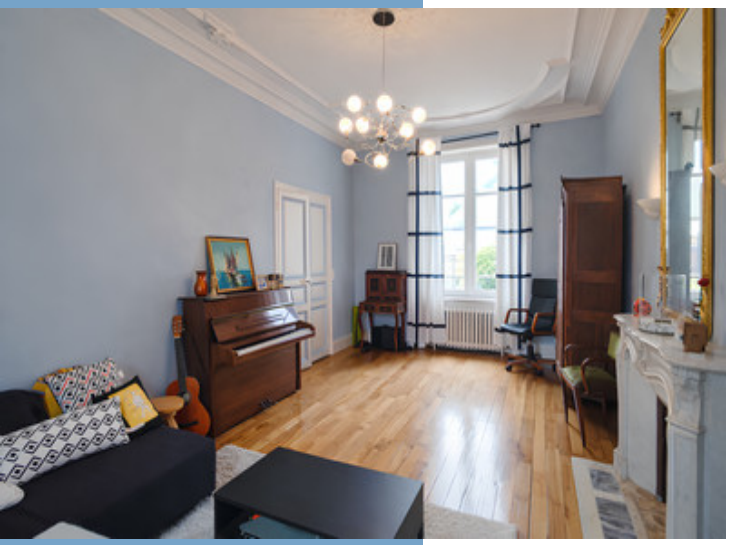




PROPERTY FACT FILE

REFERENCE	A36164JFD35
PRICE	€ 1,470,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (1 400 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	2
ACCOMMODATION	210 m²
LAND	600 m²
TOWN	Saint-Malo
DEPARTMENT	
LOCATION	
TYPE	Maison de Maître
CONDITION	Good condition
FEATURES	Garage, Water on site, Character property

*Price based on current exchange rate which is subject to change





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Sought-after area of Saint-Servan
- Manor house built in 1870
- Original parquet floors and fireplaces
- 8 bedrooms, spacious and bright
- 600 m² plot with possible extension

SAINT-SERVAN | BEAUTIFUL HOUSE IN GOOD CONDITION | 210 M² AND 600 M² GARDEN |QUIET, BRIGHT |CLOSE ...

Ref : A36164JFD35

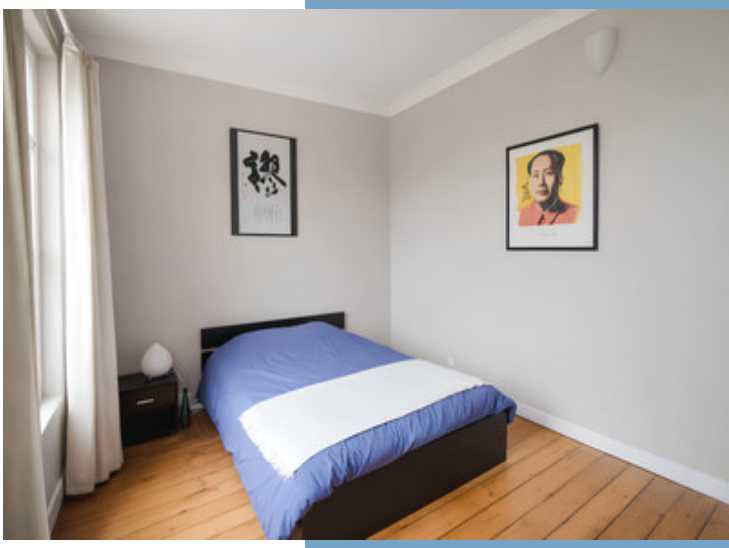
Discover this superb mansion dating from 1870, in good condition, with its charm preserved, located in the Saint-Servan district, close to shops, schools and beaches. Quiet, bright and south-facing, with a total surface area of 210 m², this residence charms with its high ceilings, generous volumes and carefully preserved period features:



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 ...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A36164JFD35
COMPLETE FILE AND PHOTO ON REQUEST

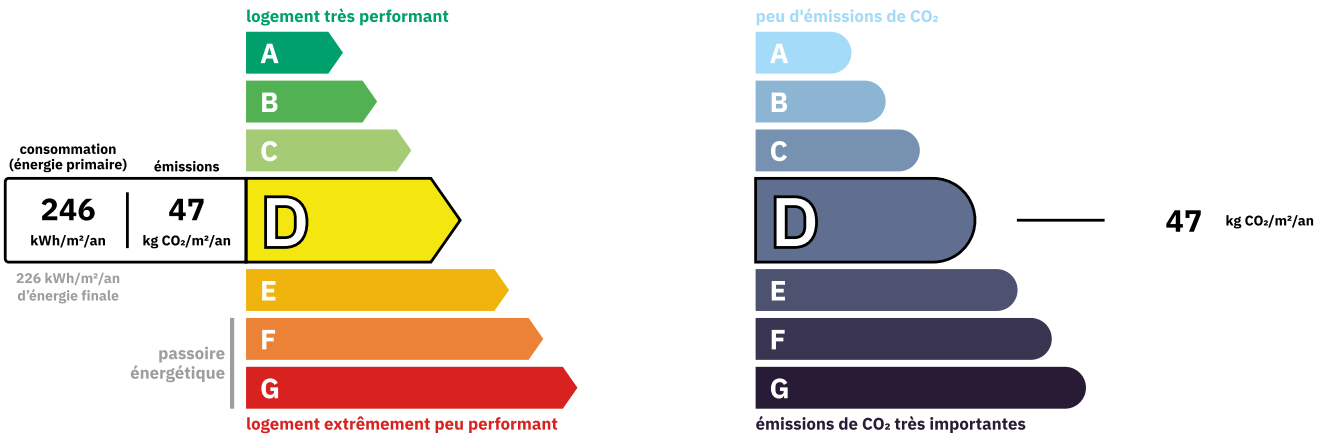
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

SAINT-SERVAN | BEAUTIFUL HOUSE IN GOOD CONDITION | 210 M² AND 60 M² GARDEN |QUIET, BRIGHT |CLOSE ...

Ref : A36164JFD35

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2840 € and 3890€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A36164JFD35
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr