

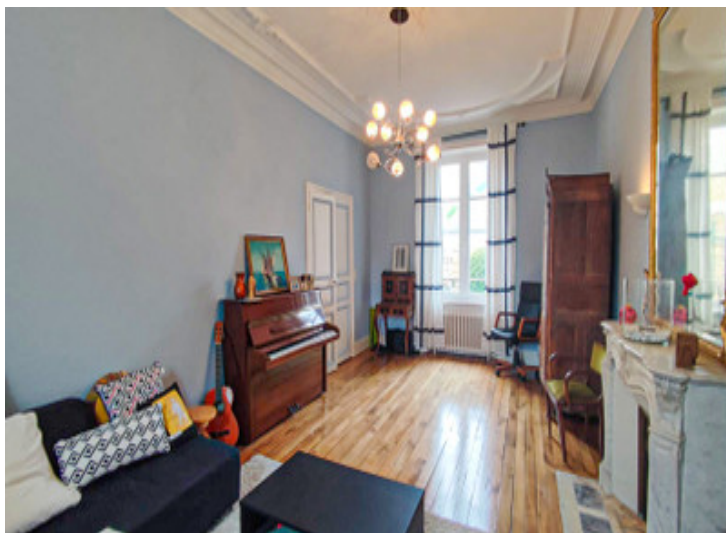


SAINT-MALO | VERY BEAUTIFUL MANSION |  
APPROXIMATELY 210 M<sup>2</sup> AND 600 M<sup>2</sup> | QUIET  
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PROPERTY FACT FILE	
REFERENCE	A36164JFD35
PRICE	€ 1,470,000 £ 0* <small>*agency fees included: 5 % TTC to be paid by the buyer (1 400 000 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	2
ACCOMMODATION	210 m <sup>2</sup>
LAND	600 m <sup>2</sup>
TOWN	Saint-Malo
DEPARTMENT	
LOCATION	
TYPE	Maison de Maître
CONDITION	Good condition
FEATURES	Garage, Water on site, Character property
<small>*Price based on current exchange rate which is subject to change</small>	





- Sought-after area of Saint-Servan
- Manor house built in 1870
- Original parquet floors and fireplaces
- 8 bedrooms, spacious and bright
- 600 m<sup>2</sup> plot with possible extension

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In Saint-Malo, in the sought-after Saint-Servan district, right next to shops, schools and the port, discover this charming mansion dating from 1870. With a floor area of around 210 m<sup>2</sup>, it boasts high ceilings, original parquet flooring, old fireplaces and plenty of natural light. The ground floor comprises a lounge, dining room, kitchen and toilet. The

## DESCRIPTIF

In Saint-Malo, in the heart of the historic and lively Saint-Servan district, this elegant mansion dating from 1870 is the perfect example of 19th-century bourgeois architecture. A testament to an era when the notables of Saint-Servan built large family homes close to the port and shops, this property offers a rare blend of history, charm and comfort.

With around 210 m<sup>2</sup> of living space, it boasts a noble facade, original parquet flooring, fireplaces, high ceilings and plenty of natural light.

The land is suitable for swimming pools and the garden offers great potential for personalisation. The house, which is in good general condition, has benefited from regular works and careful maintenance throughout the usufruct period. It is fitted with a Viessmann gas-fired 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

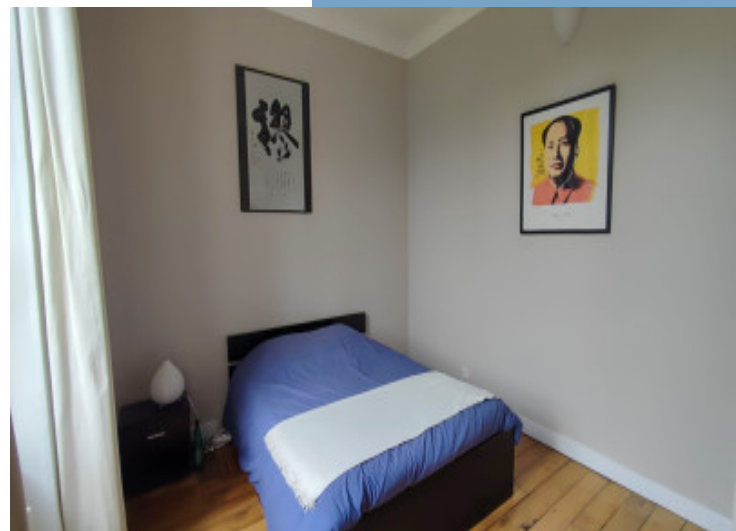
Ground floor :

Kitchen - 1

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36164JFD35>

COMPLETE FILE AND PHOTO ON REQUEST

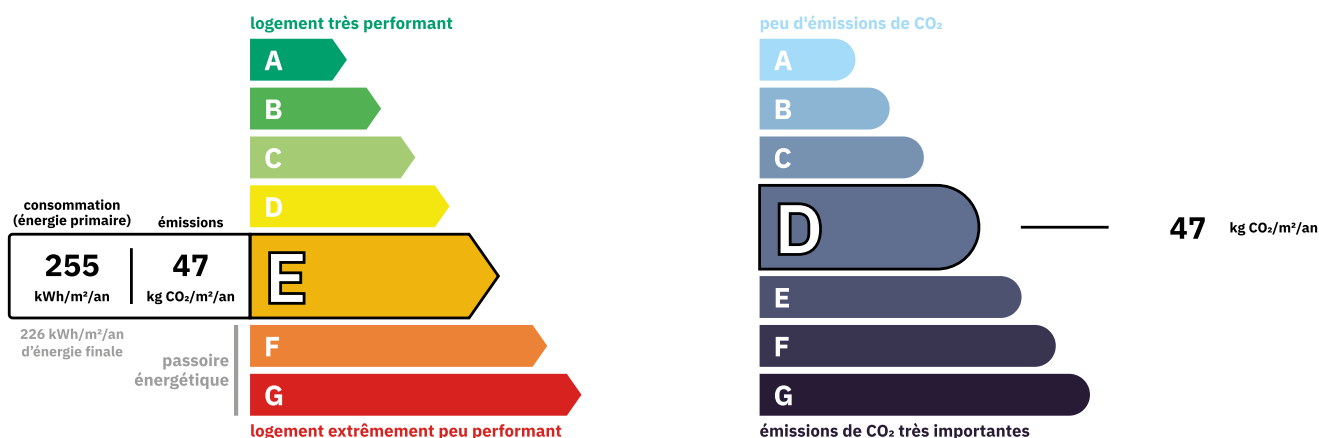


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



Property **Energy consuming**  
Estimated annual energy costs  
between 2840 € and 3890€ for 2021

## NOTICE

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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

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