



SAINT-SERVAN | BEAUTIFUL HOUSE IN GOOD  
CONDITION | 210 M<sup>2</sup> AND 600 M<sup>2</sup> GARDEN  
| QUIET, BRIGHT | CLOSE TO THE BEACH

SAINT-SERVAN |  
BEAUTIFUL HOUSE IN  
GOOD CONDITION | 210  
M<sup>2</sup> AND 600 M<sup>2</sup> 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 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

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



- 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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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 m<sup>2</sup>, 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 m<sup>2</sup> and 180 m<sup>2</sup> 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.

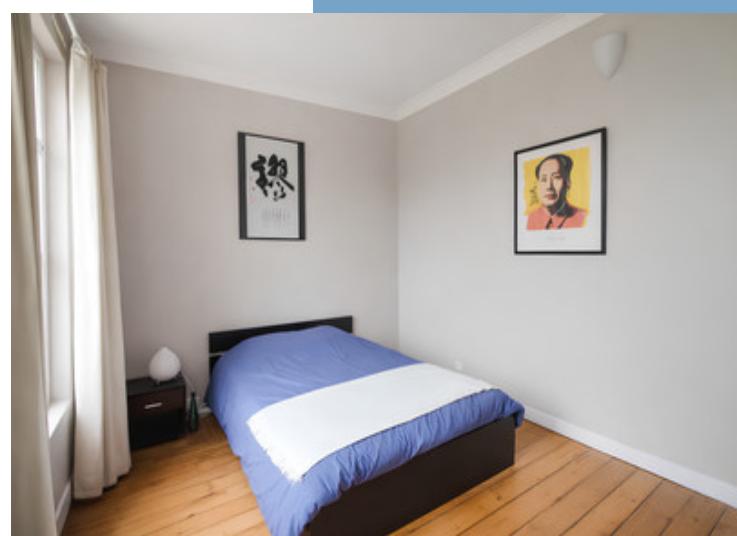
Saint-Servan is one of Saint-Malo's most popular districts, renowned for its village atmosphere, typical market, marina and close proximity to the sea. Saint-Malo, a corsair town with a rich maritime past, is now a dynamic and cultural city, prized for its ramparts, beaches and exceptional living environment, 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://leggett prestige.com/luxury-property-for-sale/view/A36164|FD35>  
COMPLETE FILE AND PHOTO ON REQUEST

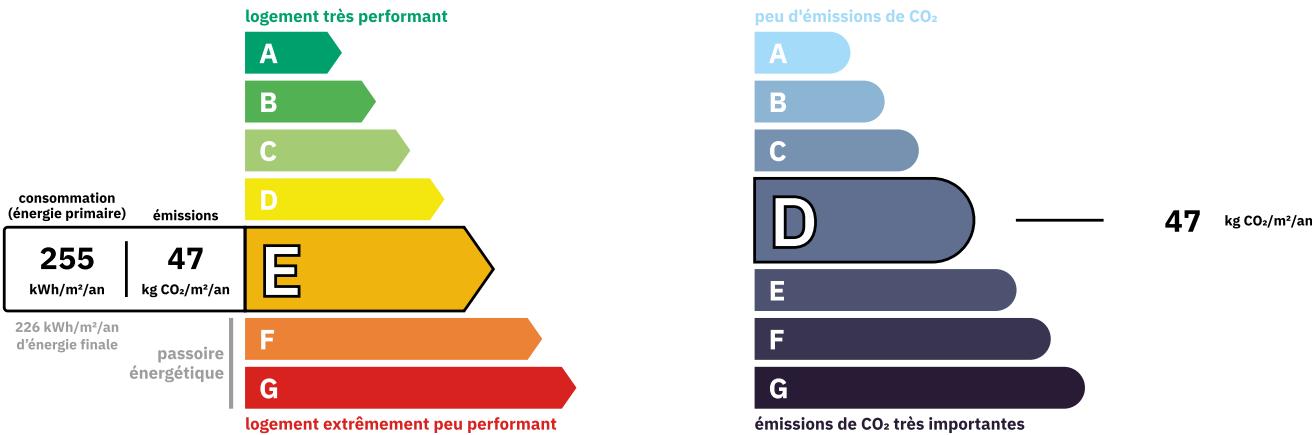


SAINT-SERVAN | BEAUTIFUL  
HOUSE IN GOOD  
CONDITION | 210 M<sup>2</sup> AND 60  
M<sup>2</sup> GARDEN | QUIET, BRIGHT  
| CLOSE ...

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## ENERGIE-DPE

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



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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