

# SAINT-MALO | BEAUTIFUL HOUSE WITH SEA VIEW IN THE SAINT-SERVAN NEIGHBOURHOOD | 2 FLOORS 241 M² | QUIET AND BR

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## PROPERTY FACT FILE

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| REFERENCE | A39404JFD35 |
| PRICE | € 1,194,850<br>£ 0*<br>*agency fees included: 4 % TTC to be paid by the buyer (1 150 000 EUR hors honoraires) |
| BEDROOM | 6 |
| BATHROOM | 3 |
| ACCOMMODATION | 241 m² |
| LAND | 0 m² |
| TOWN | Saint-Malo |
| DEPARTMENT | |
| LOCATION | Town property |
| TYPE | Maison, Family Home |
| CONDITION | Habitable |
| FEATURES | Detached, Water on site, Approx 15 km or less from coast |

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





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- Amazing sea view
- Character house
- Very attractive volume, excellent customisation ra
- Close to shops and the beach
- Hotel investment or second home

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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



# 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 informat...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39404JFD35
COMPLETE FILE AND PHOTO ON REQUEST

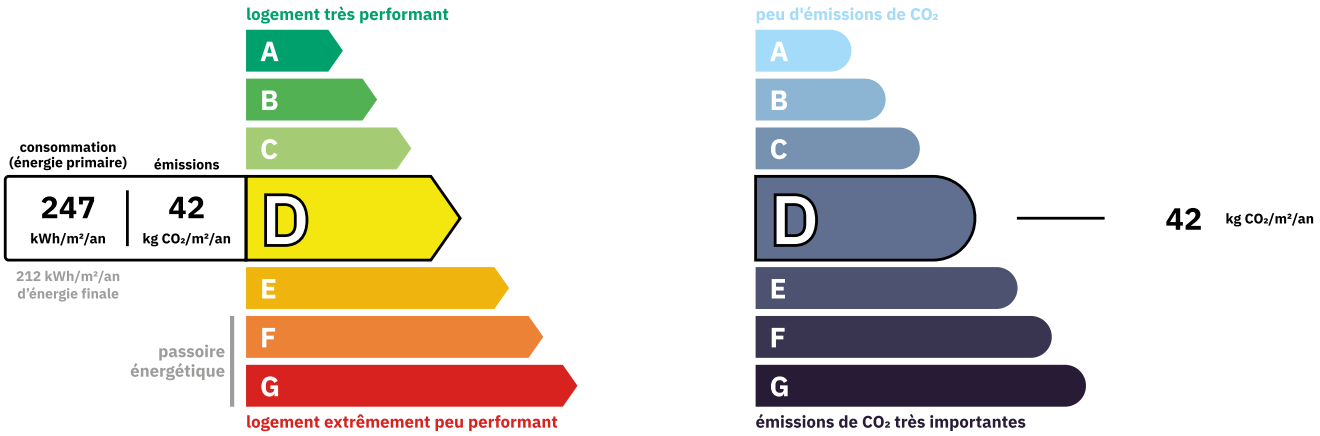
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

# ENERGIE-DPE




Property Poorly efficient
Estimated annual energy costs
between 3810 € and 5230€ 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.

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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 :A39404JFD35**

FILE COMPLETE AND PHOTOS ON REQUEST


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