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

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A39404JFD35
PRICE	€ 1,194,850 £ 0* *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 presents a unique, characterful detached house in Saint-Malo, in the sought-after neighbourhood of Saint-Servan, offering over 240 m² of living space and exceptional sea views. On the ground floor: large living room with fireplace opening onto a south-facing terrace, kitchen, bathroom/WC and office space.

DESCRIPTION

Do you dream of running a thriving B&B or guesthouse or owning a beautiful home? This property could be yours!

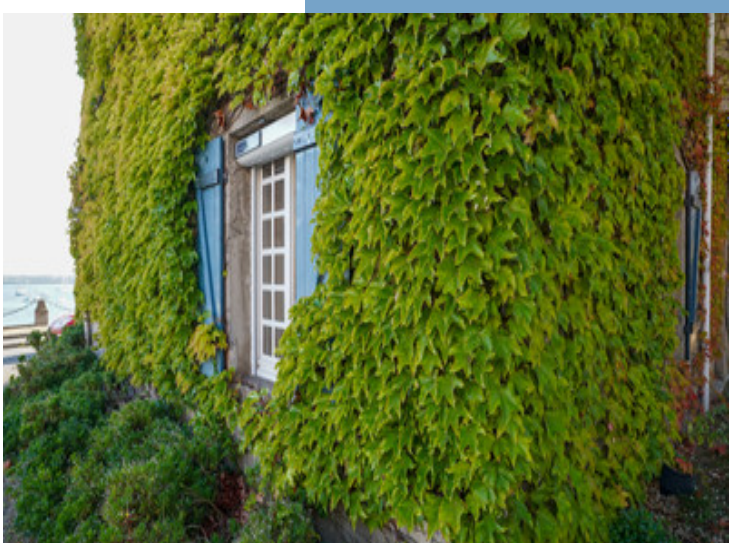
Nestled in one of the most sought-after neighbourhoods of Saint-Malo, this property enjoys an exceptional location. The south-facing terrace, a true outdoor living space, offers panoramic views of the Rance River, the Dinard coastline and the sailboats that animate this unique landscape. Thanks to its 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 information is available on request.

-Property tax: 2,200 € /year
-Heating: gas condensing boiler (2009) + radiators, supplemented by electric convector heaters.
-Hot...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39404JFD35

COMPLETE FILE AND PHOTO ON REQUEST

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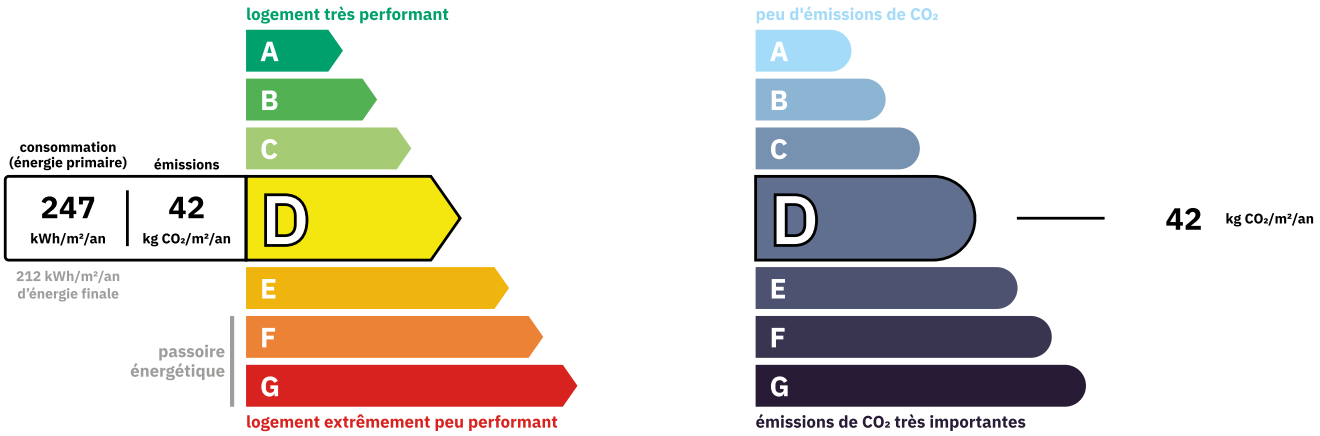
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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.

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 :A39404JFD35

FILE COMPLETE AND PHOTOS ON REQUEST

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