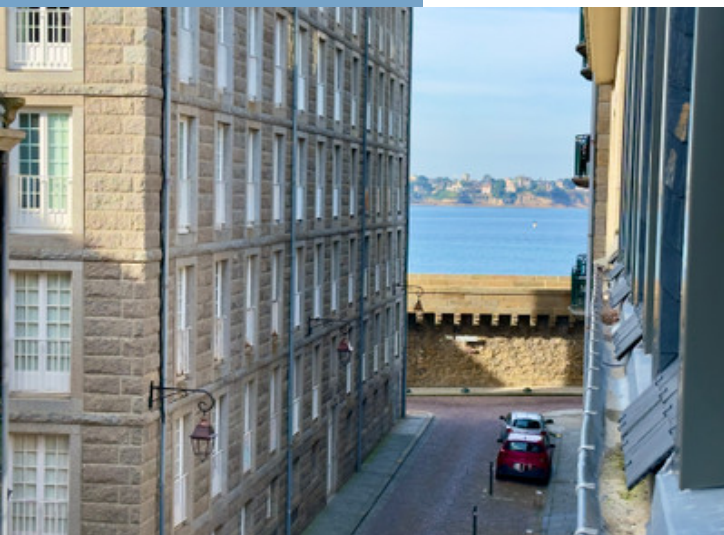




SAINT-MALO INTRA-MUROS 50 METRES FROM
THE BEACH SUPERB NEW 3-BEDROOM DUPLEX
99 M² OPTIONAL DOUBLE GARAGE

www.leggettprestige.com

SAINT-MALO
INTRA-MUROS 50 METRES
FROM THE BEACH SUPERB
NEW 3-BEDROOM
DUPLEX 99 M² OPTIONAL
DOUBL...



| PROPERTY FACT FILE | |
|--|--|
| REFERENCE | A40379HL35 |
| PRICE | € 694,000 £ 0* *agency fees to be paid by the seller |
| BEDROOM | 3 |
| BATHROOM | 1 |
| ACCOMMODATION | 99 m ² |
| LAND | 0 m ² |
| TOWN | Saint-Malo |
| DEPARTMENT | |
| LOCATION | Town property |
| TYPE | Appartement, Family Home |
| CONDITION | New Build |
| FEATURES | Garage, Close to golf course, Close to the coast |
| *Price based on current exchange rate which is subject to change | |



- In the heart of the walled city of Saint-Malo
- exceptional location 50m from the beach
- quiet location 200 m from shops and restaurants
- 8km of beaches and 29km of coastline
- 2 hours 40 minutes from Paris, ferry to Portsmouth

SAINT-MALO
 INTRA-MUROS 50 METRES
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 NEW 3-BEDROOM
 DUPLEX 99 M²
 OPTIONAL DOUBL...
 Ref : A40379HL35

A stone's throw from the beach, close to shops and restaurants, yet away from the hustle and bustle of tourist activity, this sumptuous residence comprising two buildings contains 31 apartments and offers a refined living environment. Entrance hall with high-end amenities, magnificent ceilings up to 4.10 m high, high-end finishes, lifts, secure

DESCRIPTION

Sumptuous duplex apartment with, on the 2nd floor, entrance hall, hallway, separate WC, bedroom with shower room, 28 m² living room/kitchen; on the upper level, open-plan living room, 2 bedrooms, hallway, storage space, shower room and separate WC.

Living room / Kitchen living area 27,91 m² usable area 31.83 m²

WC 1: 1.75 m²

WC 2: 1.09 m²

Bedroom 1: living area 11.53 m²; usable area 13,42 m²

Bedroom 2 + Rgt: living area 19.23 m²; usable area 22.19m²

Bedroom 3: living area 11.21 m², usable area 14.85 m²

Shower room 1: 4,67 m²

Shower room 2: 5,90 m²

Entrance + Floor: 7,03 m²

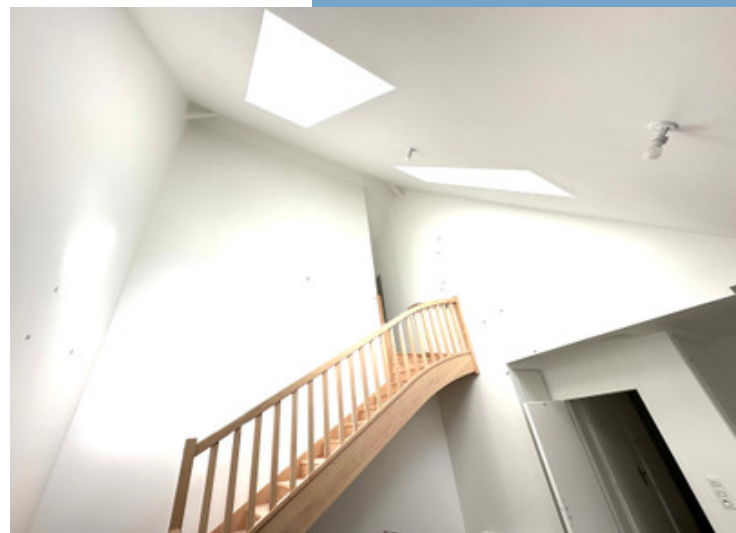
Clearance + Staircase: 9.47 m²

TOTAL living area 99,79 m²

TOTAL floor area 114.08m²

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

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A40379HL35>

COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

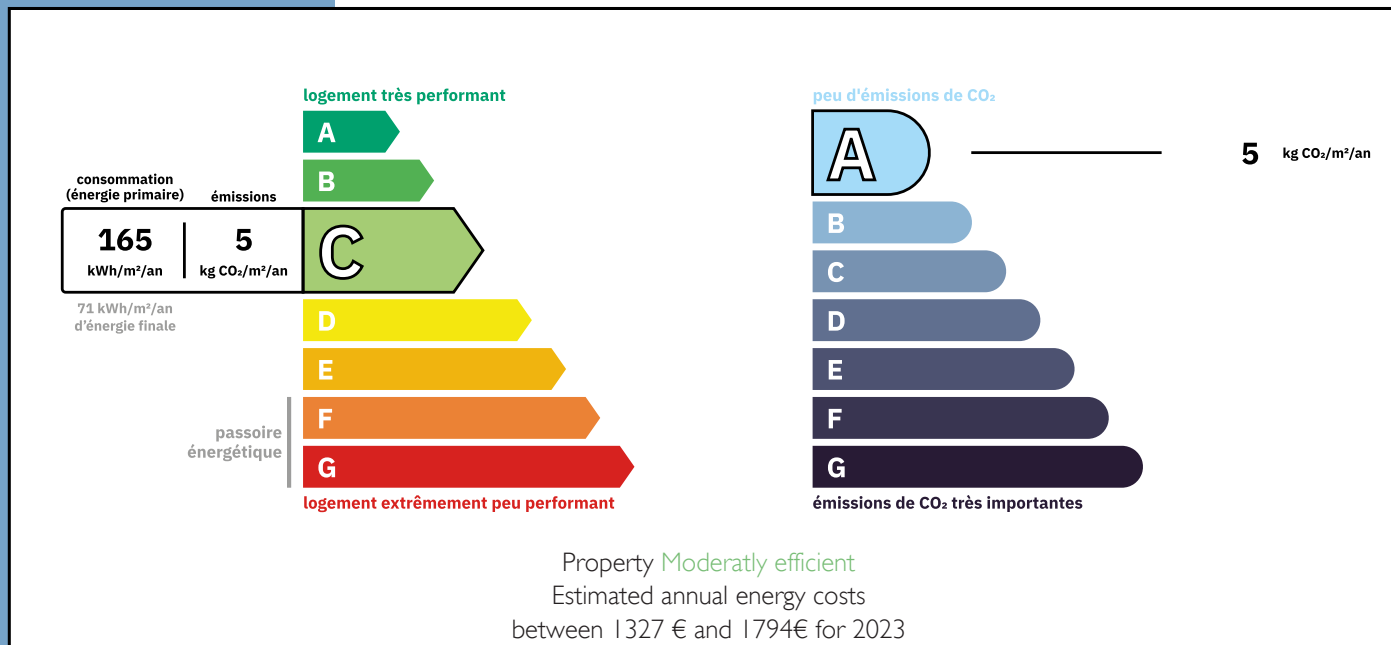
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

SAINT-MALO INTRA-MUROS
50 METRES FROM THE BEACH
SUPERB NEW 3-BEDROOM
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ENERGIE-DPE



NOTICE

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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 :A40379HL35
FILE COMPLETE
AND PHOTOS
ON REQUEST

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