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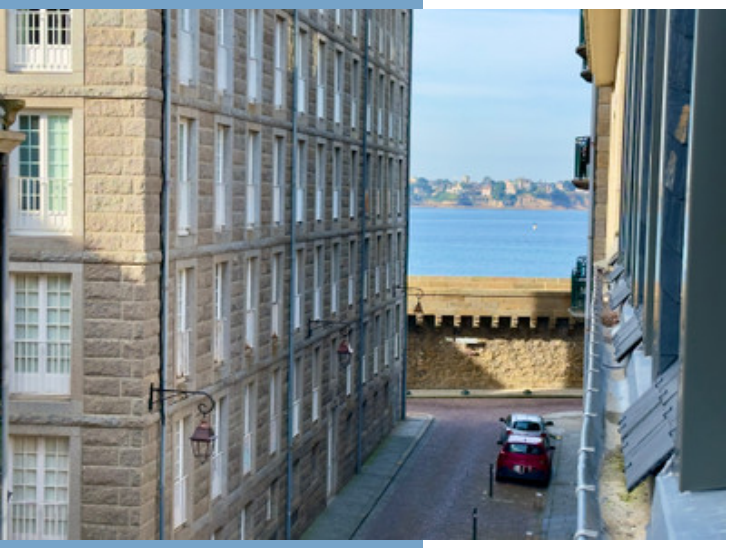
SAINT-MALO INTRA-MUROS 50 METRES FROM THE BEACH SUPERB NEW 3-BEDROOM DUPLEX 99 M² OPTIONAL DOUBLE GARAGE

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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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 m²
LAND	0 m²
TOWN	Saint-Malo
DEPARTMENT	
LOCATION	Town property
TYPE	Appartement, Family Home
CONDITION	New Build
FEATURES	Garage, Close to golf course, Approx 15 km or less from coast

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





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- 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 Portmouth

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

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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



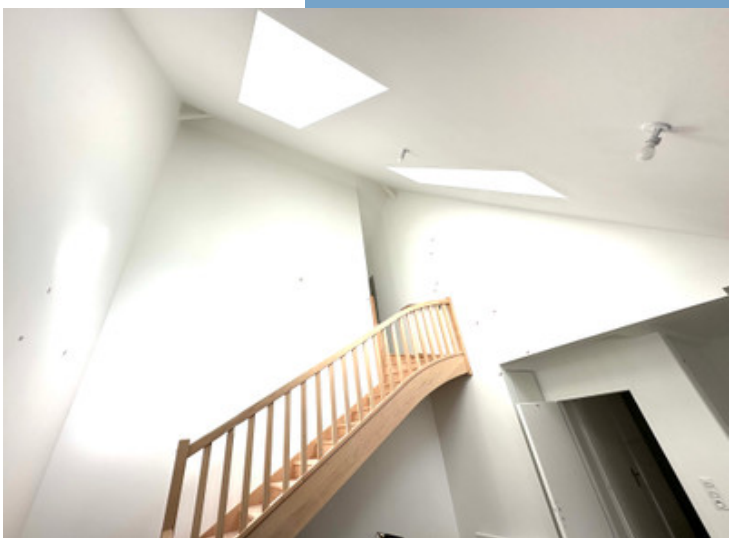
DESCRIPTION

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

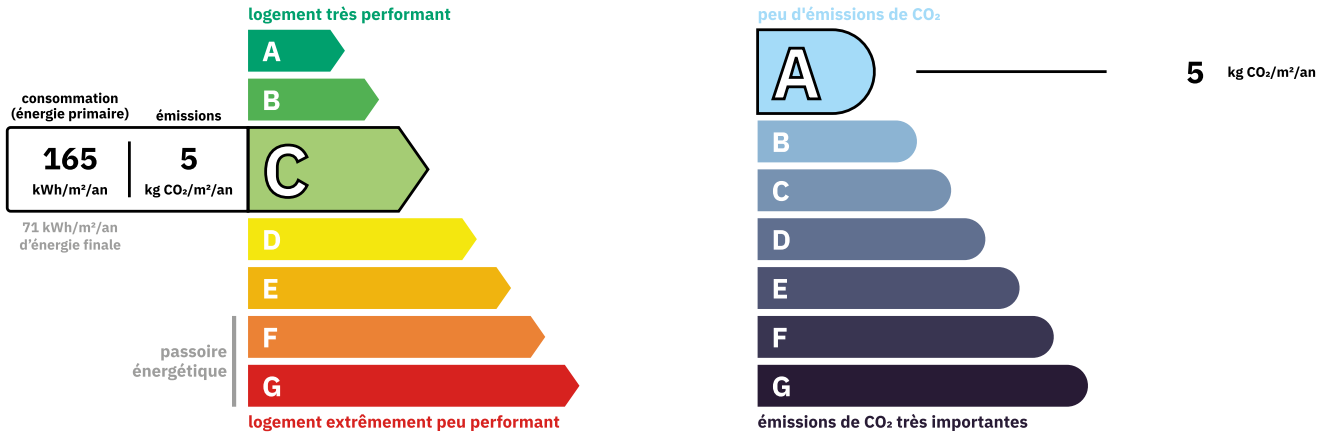
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ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1327 € and 1794€ for 2023

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 :A40379HL35
FILE COMPLETE AND PHOTOS ON REQUEST

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