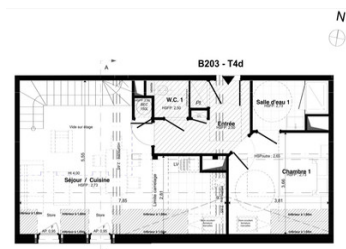


## SAINT-MALO INTRA-MUROS LA CALIFORNIE SUPERB NEW T4 Duplex 101 m2 DELIVERY SEPTEMBER 2025



## INFORMATION

Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	0 m2

## IN BRIEF

Just a stone's throw from the beach, close to shops and restaurants and yet calm from the hustle and bustle of the tourist trade, this sumptuous 2-building residence comprises 31 flats and offers a refined lifestyle in La Californie Malouine. Entrance hall with top-of-the-range features, magnificent ceiling heights of up to 4.10 m, top-of-the-range finishes, lifts, secure bike storage, private parking for all flats.

SEPTEMBRE 2025

## ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



Bâtiment	Niveau	Logement	Type
B	R+3	B 203	T4d
Pièce	Surface	Surface utile	
Séjour / Cuisine	27,91 m²	31,83m²	
W.C. 1	1,75 m²		
W.C. 2	1,09 m²		
Chambre 1	11,53 m²	13,42m²	
Chambre 2 + Rgt	19,23 m²	22,19m²	
Chambre 3	11,21 m²	14,85m²	
Salle d'eau 1	4,67 m²		
Salle d'eau 2	5,90 m²	7,42m²	
Entrée + Pl	7,03 m²		
Dégagement + Rgt	9,47 m²		
<b>TOTAL :</b>	<b>99,79 m²</b>		
<b>TOTAL + SU :</b>		<b>114,08m²</b>	

Légende	
Entrée principale du logement	
Tableau électrique	
Bailon Eau chaude sanitaire	
Gaine technique	
Soffite et Faux plafond	
Emplacement Lave vaisselle	
Emplacement Lave linge	
Emplacement réfrigérateur	
Emplacement table de cuisson	
Placard toute hauteur	
Fenêtre	
Porte Fenêtre	
Vitrage fixe	
Garde corps	
Allège vitrée	
Allège pleine	
Hauteur sous plafond	
Hauteur sous faux plafond	
Hauteur sous poutre	
Fenêtre de toit	

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## 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.

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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>