



Ref: A23462HL35

Price: 675 000 EUR

agency fees to be paid by the seller

#### SUPERB NEW 4 BEDROOMS 6th floor DELIVERY OCTOBER 2025















# INFORMATION

Town: Saint-Malo

Department: Ille-et-Vilaine

Bed: 4

Bath: 2

Floor: II3 m2

Plot Size: 0 m2

### IN BRIEF

Saint-Malo, the corsair city, is magical, and your flat will be too. In a beautiful residence with quality features, ideally located near the Stade de Marville, you have easy access to the beaches, the city centre, shops and amenities.

**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.



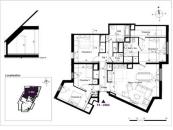


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## LOCAL TAXES

Taxe habitation:

**EUR** 

### DESCRIPTION

### C602

Entrance + Floor 6.48 m<sup>2</sup> Living room / Kitchen

Living room / Kitchen 32.72 m<sup>2</sup>

Bedroom I 13.30 m<sup>2</sup>

Bedroom 2 + Floor 11.51 m<sup>2</sup> Bedroom 3 + Floor

9.03 m<sup>2</sup>

Dressing room 7.35 m<sup>2</sup>

Bedroom 3 + Floor 9.03 m<sup>2</sup>

Bedroom 4 + Floor I I.56 m<sup>2</sup>

Bathroom 6.69 m<sup>2</sup>

SdE + Wc 6.49 m<sup>2</sup>

Storage I 4.96 m<sup>2</sup>

Storage 2 1.79 m<sup>2</sup>

Wc 1.89 m<sup>2</sup>

TOTAL 113,77 m<sup>2</sup>

#### ROOMS S.U

Living room / Kitchen 2.66 m<sup>2</sup>

Bedroom 2 3.17 m<sup>2</sup>

**TOTAL 5.83 m** 

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

