

## Saint-Malo Rochebonne |Superb 3-room apartment Sea View | 3rd floor | Quiet, Atypical and in Perfect condition

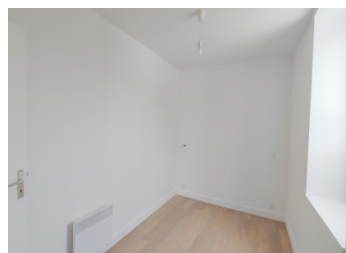


## INFORMATION

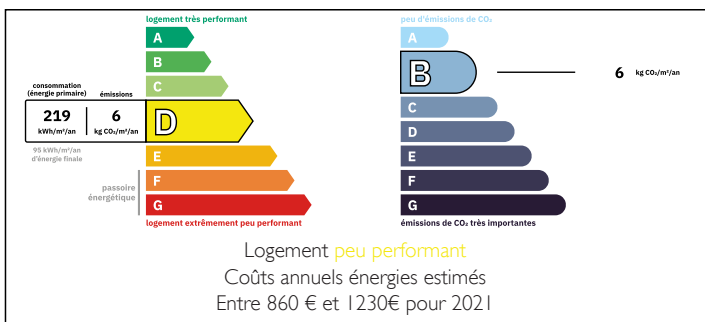
Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	49 m2
Plot Size:	0 m2

## IN BRIEF

This superb top-floor 49 m<sup>2</sup> flat boasts panoramic sea views, facing the Sillon beach in Saint-Malo and the Rochebonne rock. This 3-room property comprises a large, bright living room with an open-plan fitted kitchen, two spacious bedrooms and a private cellar of over 10 m<sup>2</sup>. The property has been completely refurbished. Right next to the shops and at the foot of the beach, this flat offers an exceptional living environment for seaside lovers. Its quality features include meticulous finishes, a modern, open and functional kitchen, and natural light in every room. With its dream location facing the ocean, it combines modernity, comfort and seaside charm. This rare property on the market will appeal to the most discerning buyers. Don't miss this opportunity to acquire an exceptional flat in Saint-Malo. It's a real invitation to an exclusive seaside lifestyle. ...



## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 704 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Rochebonne is one of Saint-Malo's most popular neighbourhoods, located at the northern end of the famous Sillon beach. This residential area, appreciated for its calm and authenticity, is distinguished by its seaside atmosphere and its immediate proximity to the sea. The elegant houses and characterful buildings that make up the district often offer uninterrupted views of the ocean. Rochebonne is ideal for lovers of nature and the great outdoors, with its long walks along the beach and panoramic views of the iconic rock.

Local shops, restaurants and cafés are just a stone's throw away, all in a peaceful setting. Well-connected to the historic centre of Saint-Malo and to Intra-Muros, Rochebonne offers a rare quality of life, combining tranquillity, access to amenities and total immersion in the marine atmosphere. It's an ideal neighbourhood for families or residents looking for both serenity and proximity to the beaches.

The Rochebonne district and Le Sillon have good transport links, making it easy to get to the centre of Saint-Malo and surrounding areas. Several regular bus routes run nearby, quickly linking the district with Intra-Muros, Saint-Malo SNCF station, other parts of the city and neighbouring communes.

Saint-Malo SNCF station, less than 10 minutes away by car or bus, offers direct links to cities such as Rennes (around 1 hour by train) and Paris (around 2h15 by TGV). Le Sillon and Rochebonne are particularly pleasant places to walk or cycle, with cycle paths and walks along the beach.

Rochebonne residents also benefit from easy...