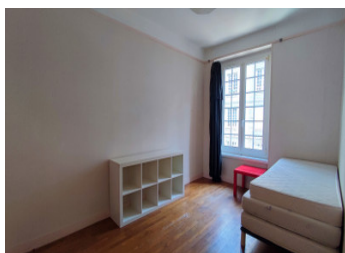
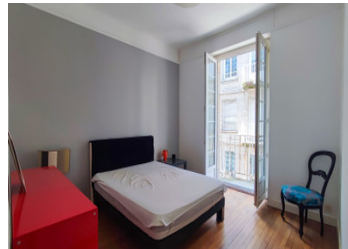


Saint-Malo Intra | Very beautiful 4 rooms of 102 m | 2nd floor with lift | Quiet and bright



## INFORMATION

Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	3
Bath:	1
Floor:	102 m2
Outside Space:	3 m2



## IN BRIEF

Located in the historic heart of Saint-Malo, within the city limits, this 102 m<sup>2</sup> 4-room flat is on the 2nd floor of a building with a lift, in a healthy, well-maintained condominium.

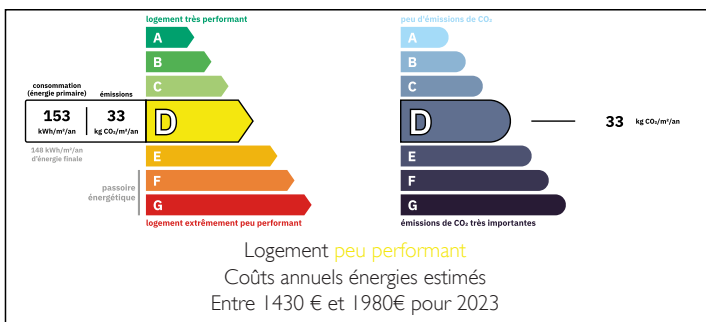
Bright thanks to its east/west orientation, this property offers good volumes and a good layout . It comprises a large 40 m<sup>2</sup> double living room with wood parquet flooring, a separate kitchen, three bedrooms, a shower room and separate WC.

The flat also has two small balconies, double glazing and individual gas heating, with a new boiler installed in November 2023. A private basement cellar completes the apartment.

A parking space is also available.

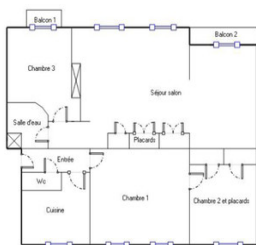
Whether as a primary or secondary residence, or as a rental investment, this flat will appeal to lovers of Saint-Malo thanks to its spaciousness, brightness and location in the heart of the city, just...

## 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.



## DESCRIPTION

Located in the heart of the historic centre of Saint-Malo, this 102 m<sup>2</sup> flat offers a great opportunity in a lively, dynamic district.

Saint-Malo, renowned for its unique character and maritime atmosphere, is a popular destination for lovers of the sea, heritage and culture. The town is a haven for sailing and board sports enthusiasts, with beaches ideal for windsurfing, kite-surfing and swimming. The town's emblematic ramparts and quayside offer an incomparable setting for strolling, while the picturesque alleyways are packed with cafés, restaurants and craft shops.

The flat is light and airy, allowing you to enjoy this atmosphere in complete tranquillity, just a short stroll from the beach and shops.

It can be converted to suit your taste, with refurbishment work planned for the bathroom and kitchen in particular. This work will offer a high degree of customisation, allowing you to adapt the flat to your own personal taste.

The area is quiet and sought-after, making it ideal for a primary or secondary residence, or for rental investment. Living in the inner suburbs means benefiting from a strategic location, within easy reach of the beaches, numerous shops and cultural events, while enjoying an incomparable quality of life.

The flat is sold unoccupied, giving you great flexibility in how you use the property, whether you move in or rent it out.

Co-ownership charges: €1,500/year

-Property tax: €1,700/year

A property in an exceptional area, offering both a pleasant living environment and excellent prospects for medium- and long-term value enhancement.

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Co-owned building of 2 units

## LOCAL TAXES

**Taxe foncière:** 1700 EUR

**Taxe habitation:** EUR

## NOTES