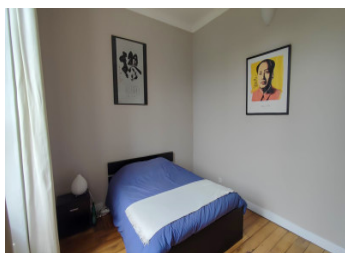
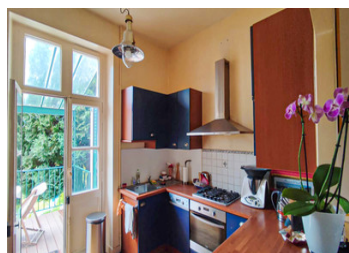
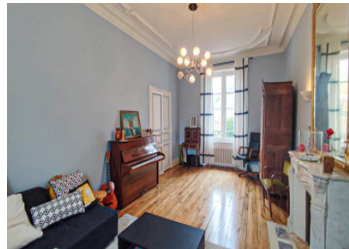


Saint-Malo | Very beautiful mansion | Approximately 210 m and 600 m | Quiet and bright



## INFORMATION

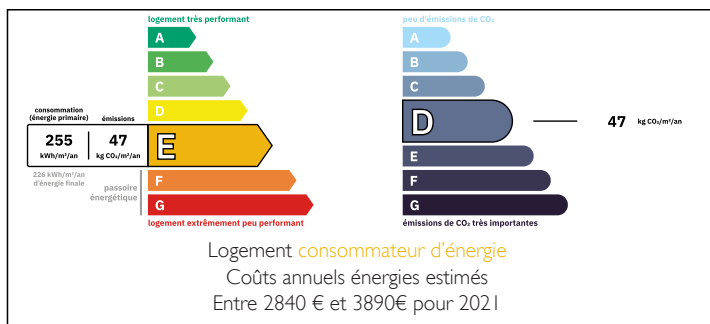
Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	8
Bath:	2
Floor:	210 m <sup>2</sup>
Plot Size:	600 m <sup>2</sup>



## IN BRIEF

In Saint-Malo, in the sought-after Saint-Servan district, right next to shops, schools and the port, discover this charming mansion dating from 1870. With a floor area of around 210 m<sup>2</sup>, it boasts high ceilings, original parquet flooring, old fireplaces and plenty of natural light. The ground floor comprises a lounge, dining room, kitchen and toilet. The 1st floor comprises 4 bedrooms and a bathroom with toilet; the 2nd floor offers 4 further bedrooms and a shower room with toilet. Full basement, garage and 600 m<sup>2</sup> of enclosed grounds with potential for extension. A rare property steeped in history, ideal for a family home or guest house project.

## 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

In Saint-Malo, in the heart of the historic and lively Saint-Servan district, this elegant mansion dating from 1870 is the perfect example of 19th-century bourgeois architecture. A testament to an era when the notables of Saint-Servan built large family homes close to the port and shops, this property offers a rare blend of history, charm and comfort.

With around 210 m<sup>2</sup> of living space, it boasts a noble facade, original parquet flooring, fireplaces, high ceilings and plenty of natural light.

The land is suitable for swimming pools and the garden offers great potential for personalisation. The house, which is in good general condition, has benefited from regular works and careful maintenance throughout the usufruct period. It is fitted with a Viessmann gas-fired condensing boiler, and the roof is also in good condition.

Saint-Servan is one of Saint-Malo's most popular districts, renowned for its village atmosphere, typical market, marina and close proximity to the sea. Saint-Malo, a corsair town with a rich maritime past, is now a dynamic and cultural city, prized for its ramparts, beaches and exceptional living environment, just 2h15 from Paris by TGV.

This house is ideal for a large family, an exceptional second home or a guest house project, in the heart of an environment that is as peaceful as it is sought-after.

A detailed listing with additional photos/information is available on request.

Property tax: 2949 / year  
Ceiling height: 3m25

Ground floor :  
Kitchen - 10 m<sup>2</sup> (10 sq.m.)  
Living room - 26.87 m<sup>2</sup>  
Dining room - 16.2 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: 2947 EUR

Taxe habitation: EUR

## NOTES