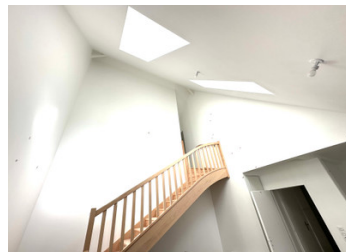
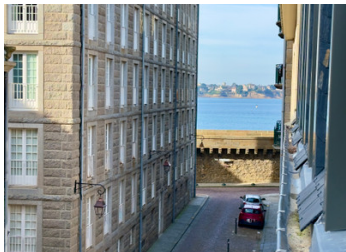


SAINT-MALO INTRA-MUROS 50 metres from the beach SUPERB NEW 3-bedroom DUPLEX 99 m optional double garage



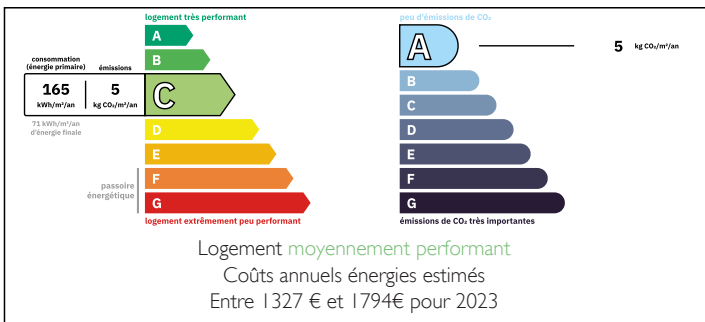
INFORMATION

Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	3
Bath:	1
Floor:	99 m ²
Plot Size:	0 m ²

IN BRIEF

A stone's throw from the beach, close to shops and restaurants, yet away from the hustle and bustle of tourist activity, this sumptuous residence comprising two buildings contains 31 apartments and offers a refined living environment. Entrance hall with high-end amenities, magnificent ceilings up to 4.10 m high, high-end finishes, lifts, secure bicycle storage. Double garage optional.

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

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.

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>

NOTES