

SAINT MALO near the Ville Close, SUPERB 4-room duplex on the 5th/6th floor, south-facing, 2 parking spaces

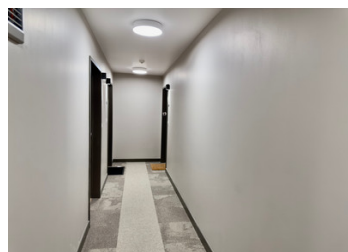


INFORMATION

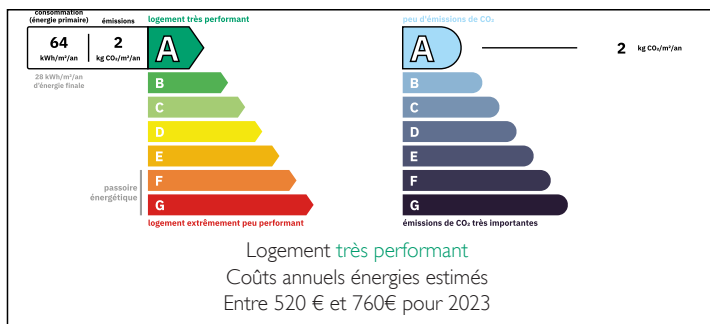
Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	3
Bath:	2
Floor:	89 m2
Outside Space:	19 m2

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



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

The surface areas are as follows:

Entrance hall + PI 6.92 m²

Living room/kitchen 33.73 m²

Pantry 4.95 m²

Storage room 2.97 m²

Bedroom 1 11.33 m²

Bedroom 2 9.46 m²

Bedroom 3 9.18 m²

Bathroom + WC 6.08 m²

Hallway 2.91 m²

WC 1.89 m²

TOTAL 89.42 m²

Loggia 1 11.30 m²

Loggia 2 8.02 m²

Terrace 2.62 m²

ROOMS S.U.

Surface area Bedroom 1 3.25 m²

Bedroom 3 1.75 m²

TOTAL 5.00 m

Plans and file available on request

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

LOCAL TAXES

Taxe habitation: EUR

NOTES