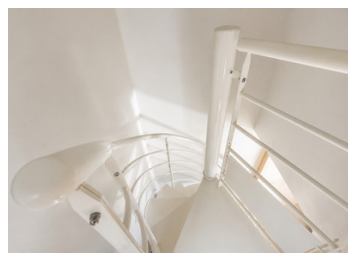


Saint-Servan | Charming one-bedroom duplex | Top floor | Bright and quiet | Beach within walking distance (130



INFORMATION

Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	1
Bath:	1
Floor:	28 m ²
Plot Size:	0 m ²

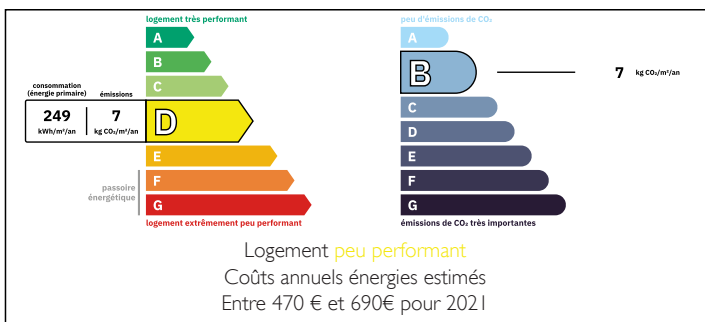
IN BRIEF

Just a stone's throw from Bas-Sablons beach and the shops in Saint-Servan, discover this charming furnished duplex nestled on the top floor of a small block of flats. With a Carrez Law area of 28 m² (38 m² floor area), this move-in-ready flat offers a pleasant, light-filled living room running the full width of the flat, with unobstructed views over the rooftops of Saint-Malo and Intra-Muros. The kitchen is fully fitted and the shower room is in good condition.

Upstairs, there is a separate bedroom under the eaves with two Velux windows. The property is sold fully furnished and equipped, making it ideal as a second home, a pied-à-terre or a rental investment.

Its prime location means the beach is less than a two-minute walk away, and the Porte Saint-Louis in Intra-Muros is around ten minutes' walk away....

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: 529 EUR

NOTES

DESCRIPTION

Situated in the sought-after neighbourhood of Saint-Servan, this flat enjoys a particularly pleasant living environment, close to the seafront, local shops, the market, restaurants and quick links to Intra-Muros. Everything is within walking distance, offering a convenient everyday life and a genuine village atmosphere in the heart of Saint-Malo.

The block, comprising just five flats and managed by a co-operative management company, is currently undergoing several improvements:

- updating the division description and the co-ownership regulations,
- repairing the joints on the rear façade and installing a digital entry system,
- installing individual water meters and renovating the electrical wiring in the communal areas.
- Facing south, the flat enjoys plenty of natural light throughout the day.
- Council tax: €529.

Co-owned building of 18 units

Provisional annual charges: 1032€

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