

Rochebonne | 3 rooms, 59 m | Top floor | Bright & quiet | Beach 5 minutes' walk away, 500 m | Lock-up garage

EXCLUSIVE



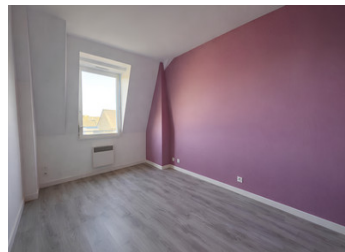
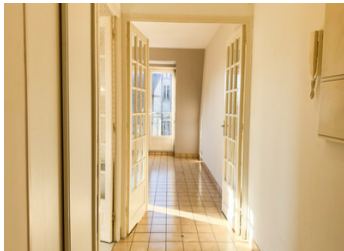
INFORMATION

Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	59 m ²
Plot Size:	0 m ²

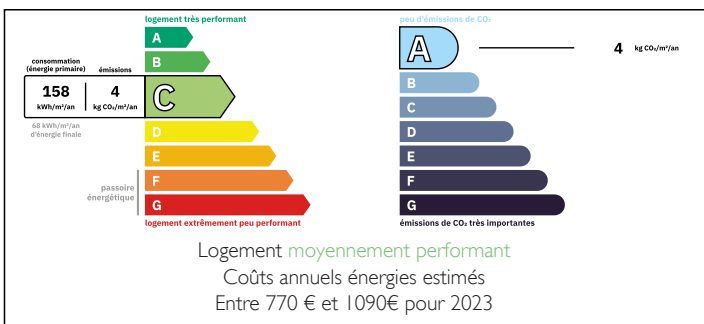
IN BRIEF

Discover this 59 m² 3-room flat, located on the top floor of a well-maintained condominium with green space, in a quiet and ideally located area in the sought-after neighbourhood of Rochebonne. The flat enjoys excellent south-west exposure and is located 500 metres (5 minutes' walk) from the beach and Rochebonne slipway, and just a 10-minute walk from the shops and amenities of Paramé. It comprises a living room, a separate kitchen, two bedrooms with no overlooking neighbours, a bathroom and separate WC. The flat is vacant.

The property also includes a concrete cellar and a closed garage of over 14 m². It is suitable as a main residence, a second home or a rental investment. The kitchen and bathroom offer potential for modernisation and allow for the creation of a bright and open living space between the living...

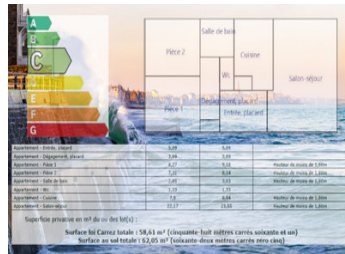


ENERGY - DPE



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 on the top floor of a building constructed in 1992, this apartment has a surface area of 62 square feet (58.61 square meters according to the Carrez Law). It offers a functional and balanced layout, with well-distributed space.

The building was constructed in 1992 and features green space, bicycle storage, fiber optic internet, and an intercom system. The apartment has been continuously rented since its construction, demonstrating its appeal. It is currently vacant, allowing for immediate occupancy or rental without restriction.

The living room and the entire apartment enjoy beautiful natural light. The separate kitchen allows for practical organization and has real potential for renovation, with the possibility of opening it up to the living room. The sleeping area consists of two quiet bedrooms, suitable for both a primary residence and a rental project.

The kitchen and bathroom need some updating, offering the future buyer the opportunity to bring the property up to date and personalize it according to their needs.

The apartment also includes a sound and functional concrete cellar, as well as a closed garage measuring over 14 m², located opposite the entrance, providing convenient parking and storage space.

The property is located in the Rochebonne neighborhood, a residential area renowned for its tranquility and quality of life. The environment is appreciated for its immediate proximity to the coastline while maintaining a peaceful living environment. The beaches are within walking distance, as are local shops, services, public transportation, and major roads. The geographical location, between Paramé...

LOCAL TAXES

Taxe foncière: 1022 EUR

Taxe habitation: EUR

NOTES