

Rochebonne | Stunning two-bedroom flat | Top floor | Bright and quiet | 2-minute walk to the beach



INFORMATION

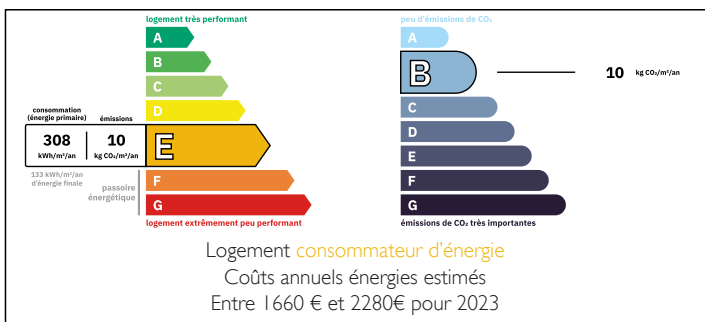
Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	70 m ²
Plot Size:	0 m ²

IN BRIEF

Just 150 metres from the coast and Rochebonne harbour, discover this beautiful, fully renovated flat, nestled on the first floor of a charming stone-built block. Occupying the entire floor, it offers a pleasant and light-filled living environment thanks to its south-facing aspect. Its living area of over 30 m², with an open-plan kitchen, creates a welcoming space, complemented by two comfortable bedrooms. The fittings have recently been replaced: double-glazed windows suitable for coastal living, the shower room, kitchen, radiators and hot water tank. Situated in a small block of five flats, it benefits from direct access to the beach as well as all local shops within walking distance. An ideal property for a main residence, a second home or a rental investment, combining modern comfort with a sought-after location.



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: 726 EUR

NOTES

DESCRIPTION

The Rochebonne neighbourhood is one of the most sought-after areas in Saint-Malo, thanks to its exceptional living environment nestled between the sea and the town. Renowned for its family-friendly, residential atmosphere, it allows residents to make the most of the coastline whilst enjoying a vibrant neighbourhood life all year round. Local shops, restaurants, amenities, schools and transport links are all within walking distance, making for a convenient and pleasant daily life without the need for a car.

The immediate surroundings also charm with their tranquillity and authenticity. Tucked away at the end of a cul-de-sac, the building enjoys a peaceful setting, away from the summer hustle and bustle yet just a few minutes' walk from the beaches, the sea wall and the many attractions of this historic Corsican town. Seaside walks, water sports and the surrounding natural areas all contribute to the exceptional quality of life offered by this sought-after area.

The flat, combining the charm of stone with modern amenities, offers a warm and welcoming atmosphere. Having been recently renovated, it is ready to move into immediately, with no further work required, and features fittings designed to withstand long-term use in a seaside setting. Its harmonious layout, abundant natural light and well-designed spaces make it a comfortable home, whether as a main residence, a second home or a rental investment.

A rare find on the market, this property combines a prime location, tranquillity, character and contemporary comfort, in the heart of a highly sought-after area where...