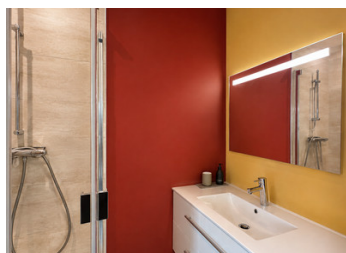
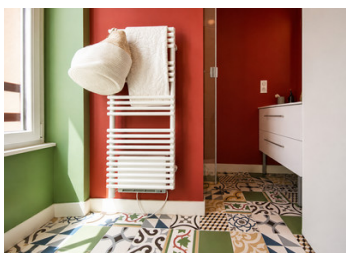


Rochebonne | Stunning, exceptional two-bedroom flat | Renovated by an architect | Bright | 5 min to the beach



INFORMATION

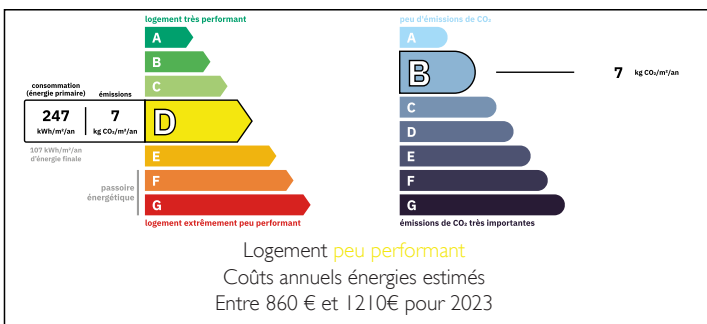
Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	2
Bath:	2
Floor:	64 m ²
Outside Space:	22 m ²



IN BRIEF

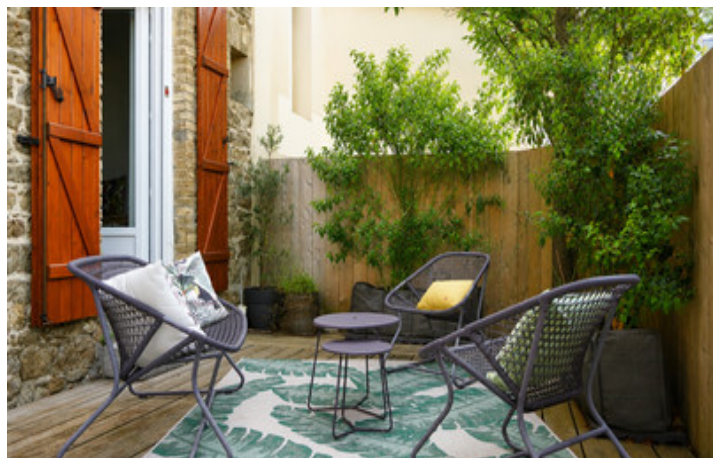
Located in the Rochebonne neighbourhood of Saint-Malo, this carefully renovated property complex offers an exceptional living environment just a 5-minute walk from the beach, with shops, restaurants and transport links serving the whole city. With 64 m² of living space, it comprises two separate units: a 44 m² one-bedroom flat and a 20 m² studio, both fully refurbished in a contemporary style by an interior designer. The main flat, which is bright and double-aspect, opens onto a pleasant 22 m² south-west-facing terrace. It features a bespoke kitchen, a bedroom with a walk-in wardrobe, a modern bathroom, a separate toilet and plenty of built-in storage. The separate studio is a real asset for entertaining family and friends, or for considering a rental venture. A private cellar, a private terrace, a shared garden, reinforced double glazing and a quiet setting...

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 property has undergone a complete refurbishment, carried out with particular attention to detail, materials and the quality of the fittings. Each space has been designed to combine aesthetics, functionality and everyday comfort. The interior design emphasises open-plan layouts, easy movement around the property and a warm atmosphere, enhanced by contemporary yet timeless décor. The technical fittings also offer real added value, with high-performance joinery, windows that maximise natural light, and modern features that meet today's expectations for comfort and security.

The presence of two separate living areas is a real asset. This layout offers great flexibility of use, allowing you to entertain family and friends in style, as well as to consider running a home-based business or a seasonal or year-round rental scheme. This versatility makes the property particularly attractive to a wide range of buyers, whether as a main residence, a second home or a high-potential investment. The immediate surroundings play a key role in the quality of life this location offers.

Rochebonne charms with its residential atmosphere, its elegance and its proximity to the Saint-Malo coastline. The neighbourhood allows you to enjoy a lifestyle where everything is within easy walking distance: beaches, local shops, markets, schools, restaurants and amenities are all within easy reach. Highly prized for its balance between vibrancy and tranquillity, it offers quick access to Saint-Malo's main areas such as Intra-Muros, Saint-Servan and Rothéneuf, whilst retaining an authentic and friendly neighbourhood feel. A rare location that combines the benefits of...

LOCAL TAXES

Taxe foncière: 1450 EUR

NOTES