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## Apartment for sale in Saint Malo in Brittany

Saint Malo , Ille-et-Vilaine , Brittany



**€324,725**

inc. of agency fees

1 Beds      1 Baths      71.46 sqm

SOLE AGENCY: Located in a quiet residential street in an ancient quarter of St Servan district, within walking distance of all of it's amenities, shops, restaurants, bars and twice weekly market and within...

### At a Glance

<b>Reference</b>	MFH-DIN12361-SP	<b>Near to</b>	Saint Malo	<b>Price</b>	€324,725
<b>Bed</b>	1	<b>Bath</b>	1	<b>Hab.Space</b>	71.46 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

SOLE AGENCY: Located in a quiet residential street in an ancient quarter of St Servan district, within walking distance of all of it's amenities, shops, restaurants, bars and twice weekly market and within easy walking distance of the towns ferry port and its historic centre 'Intra Muros', this recently refurbished and redecorated duplex apartment would make an ideal 'first time buy' permanent residence or a perfect 'lock-up and leave' holiday home. This duplex apartment occupies the first and second floor and forms part of a small co-ownership which is professionally managed. The apartment is double glazed throughout, benefits from

gas powered central heating and hot water and enjoys many original features including a wonderful double aspect open fireplace to the kitchen / diner and living room. Accessed by a secure gated communal courtyard and by an original oak staircase the light and bright accommodation comprises, on the first floor, a spacious open plan fitted kitchen / diner (equipped with cooking hob and dishwasher and living room with feature fireplace and exposed beams and a laundry room with WC. A newly installed space saving staircase provides access to the second floor which comprises a master bedroom with vaulted ceiling and exposed beams, an office / second (single) bedroom with mezzanine area above and a large inter-connected bathroom with bath, separate shower and WC. The apartment benefits from the use of a small outside storage shed ideal for a bicycle. A well located apartment with lots of character and priced to sell. (4.75 % fees incl. VAT at the buyer's expense.)

Condominiums of 17 units (No proceedings in progress).

Annual expenses : 1055 euros.

## Summary

Property type:	Apartment
Bedrooms:	1
Bathrooms	1
Price	€324,725

## Key Information

Internal Area:	71.46 sqm
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## Location: Brittany



## Gallery









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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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