



L'AGENCE & VOUS

CÔTE D'EMERAUDE

225 750 €

Buying apartment

4 rooms

Surface : 86 m²

Surface of the living : 57 m²

Year of construction : 2007

Exposition : Ouest

Hot water : Individuelle électrique

Building condition : good

Amenities :

double glazing, pellet stove, calm, Abris de jardin, Jardinet, Un bureau

2 bedroom

1 bathroom

1 WC

1 parking



Apartment 307 Saint-Père

- EXCLUSIVE - The Agency&You, Mélanie BLANVILLAIN 06 83 09 89 98, presents for sale this 2007 DUPLEX apartment, located in a quiet area, just 2 km from the center of Saint-Père-Marc-en-Poulet and a 10-minute drive from Saint-Malo. Situated on the first floor of the building, it offers a bright living space with an open-plan kitchen fully fitted and equipped (Schmidt brand from 2017), a pellet stove installed in 2024 with remote programming, a balcony, and a spacious closet with sliding doors. On the same level, there is a bathroom and a separate toilet. Upstairs (duplex level), a landing leads to two bedrooms, one with a closet, and a study that can also be used as an additional sleeping area. ITS ASSETS: 2 parking spaces, a private garden, garden sheds, school transport and on-demand bus service (MAT network) right next door!! WE LOVE: the natural light, the kitchen, the location, the pellet stove (energy savings!!) and its energy...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1170 and 1640 € (reference year 2025)
Document non contractuel - 20/09/2026

Legal information

225 750 € fees included

5,00% VAT of fees paid by the buyer (215 000 € without fees), well condominium (3 lots in the condominium), annual current expenses 200 € (17 € monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,



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