



# L'AGENCE & VOUS

CÔTE D'EMERAUDE

104 500 €

## Buying apartment

1 room

Surface : 25 m<sup>2</sup>

Year of construction : 1948

Exposition : Sud est

Hot water : Collectif

## Amenities :

Sanitation: All the sewer, Transport :

Transports en commun, Proximité :

Commerces, commodités., floor, Type of

residence: Open, Ref Cadastre :

35288000BW0069, Water distribution:

INDIVIDUAL, Water Energy: GAS

1 bedroom

1 shower

1 WC

1 parking

## Legal information

104 500 € fees included

5,56% VAT of fees paid by the buyer

(99 000 € without fees), well

condominium(12 lots in the condominium),

no current procedure, information on the

risks to which this property is exposed is

available on [georisques.gouv.fr](http://www.georisques.gouv.fr).



## Apartment Mb196 Saint-Malo

Agence&Vous, Mélanie BLANVILLAIN 06 83 09 89 98, presents for sale this T1 Bis apartment of approximately 25 m<sup>2</sup>, located between the Hulotais and Découverte neighborhoods, close to all amenities (shops, doctors, schools ...) and public transportation. Situated on the 3rd floor, without an elevator, it consists of an entrance with a toilet, a closed kitchen, and a bedroom/living room with access to a bathroom. A private outdoor parking space as well as a storage room complete this property. Co-ownership of 12 units. Professional property management. Annual fees: €741.06. This property is currently rented furnished: €460/month + €40 in charges. (Possibility to sell vacant) Ideal for investors or as a pied-à-terre! A must-see. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 600 and 850 € (reference year 2001)  
Document non contractuel - 25/05/2026



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