



L'AGENCE & VOUS

CÔTE D'EMERAUDE

363 650 €

Buying house

5 rooms

Surface : 105 m²

Surface of the living : 34 m²

Surface of the land : 445 m²

Year of construction : 1989

Exposition : Est

View : Jardin

Hot water : Gaz

Inner condition : to renovate

Amenities :

Cheminée insert bois, Chambres de plain-pied, double glazing, Véranda d'été, Grenier, Abri de jardin, volets roulants électriques

4 bedroom

2 showerers

2 WC

1 garage

3 parkings

1 cellar

Legal information

363 650 € fees included

3,90% VAT of fees paid by the buyer (350 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 306 Saint-Malo

Agence&Vous, Mélanie BLANVILLAIN 06 83 09 89 98, presents for sale in Saint-Malo, in an exceptionally quiet residential area, this family home of approximately 106 m², ideally located close to shops, schools, high schools, and amenities. On the ground floor, an entrance hall leads to a living room with an open fitted kitchen and a wood insert fireplace, opening onto a pleasant unheated summer veranda of about 23 m², perfect for enjoying long summer evenings, as well as two bedrooms, one of which connects to the shower room, and a toilet. Upstairs, a landing gives access to a shower room with toilet and two bedrooms. A garage, a convertible attic, and a garden shed complete this property. All set on a fully enclosed plot of 445 m² with space to park several vehicles. Refreshing and modernizing work is to be expected. A must-see house offering great potential and a prime location!!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Estimated annual energy between 1470 and 2080 € (reference year 2025)
Document non contractuel - 20/09/2026



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