



L'AGENCE & VOUS

CÔTE D'EMERAUDE

748 080 €

Buying house

7 rooms

Surface : 170 m²

Surface of the land : 593 m²

Year of construction : 1983

Exposition : Sud

View : Terrasse, piscine.

Hot water : Electrique

Inner condition : excellent

External condition : good

Amenities :

Piscine, air conditioning, transport: bus,
Proximité : Parc de la..., pellet stove,
véranda chauffée, spa jacuzzi, Piscine
couverte, suite parentale RDC, Piscine
chauffée : 8 x 4

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

3 parkings

Legal information

748 080 € fees included

3,90% VAT of fees paid by the buyer
(720 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



House MB295 Saint-Malo

L'Agence & Vous, Mélanie BLANVILLAIN 06 83 09 89 98, offers you this beautiful family home of approximately 170 m² of living space (around 200 m² built), ideally located in a quiet cul-de-sac in the sought-after neighborhood of La Flourie, close to shops, transportation, and the Briantais park. On the ground floor, you will find a bright living area featuring a pellet stove, opening onto a large heated veranda facing due south with a jacuzzi spa, perfect for enjoying wellness moments all year round. There is a spacious and recently renovated master suite (about 25 m²) with a private shower room and dressing area, a bedroom currently set up as a ****home cinema**** equipped with a home theater system, a welcoming and practical dining kitchen, fully fitted, as well as a ****WC**** with a hand basin. Upstairs, a landing leads to three bedrooms with built-in wardrobes, including one with a private shower room, a study/workshop, a bathroom, and a...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Estimated annual energy between 1150 and 1620 € (reference year 2021)
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