



# L'AGENCE & VOUS

CÔTE D'EMERAUDE

388 500 €

**Buying maison**

**5 rooms**

**Surface : 87 m<sup>2</sup>**

**Year of construction : 1972**

**Exposition : Sud ouest**

**Amenities :**

Surface de garage : 40, Ref Cadastre :

35288000BV0588, Double-vitrage, Energie

Eau : GAZ

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

**Legal information**

388 500 € fees included

5,00% VAT of fees paid by the buyer

(370 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr).



## Maison Mi267 Saint-Malo

**! EXCLUSIVE!** L'Agence&Vous, Mélanie BLANVILLAIN 06 83 09 89 98, presents this charming house of approximately 87 m<sup>2</sup> of living space (approximately 157 m<sup>2</sup> of floor space) in a quiet residential area of Saint-Malo, close to schools, shops and all amenities. On the ground floor, it offers you a complete single-level living experience with its entrance under a veranda, its bright kitchen (fitted and equipped) opening through a sliding glass door onto the South-West facing garden, its living/dining room with a wood stove, its two bedrooms, its bathroom with walk-in shower and a separate toilet. The upper floor features a mezzanine that can be converted into an office or reading nook, two bedrooms, a bathroom, and a toilet. An ideal space for children or teenagers. You'll appreciate its advantages: its basement (garage, workshop and storage space), its brightness (southwest facing), its recent windows and doors (2024), its energy rating, and its...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1320 and 1860 € (reference year 2023)  
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