



L'AGENCE & VOUS

CÔTE D'EMERAUDE

457 160 €

Buying maison

5 rooms

Surface : 129 m²

Year of construction : 1948

Exposition : Sud

Hot water : Electrique

External condition : Bon

Couverture : Ardoises

Amenities :

Ref Cadastre : 35284000AP0096, Studio indépendant

4 bedroom

1 terrace

1 shower

1 WC

1 parking

Legal information

457 160 € fees included

4,38% VAT of fees paid by the buyer (440 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



Maison Ov274 Saint-Malo

L'Agence&Vous, Océane VITTE 0760797820, offers you, just 5 minutes from the gates of Saint-Malo, a few meters from the beach, shops and transport, this superb stone house completely renovated with quality materials. On the ground floor, it comprises a beautiful, bright living room with a lounge, dining area, and open-plan kitchen, a shower room, and a separate WC. Upstairs, a mezzanine with ample storage leads to three large bedrooms, with the possibility of creating a master suite to suit your needs. You will also enjoy a south-facing terrace, ideal for your moments of relaxation, as well as a well, a practical feature that enhances the charm of this property. The real advantage of this property is its independent studio, currently rented out seasonally on Airbnb, offering excellent profitability. It can also be used as an additional bedroom on the ground floor. Another significant advantage: the house benefits from a good energy rating,...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
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