

395 200 €

**Contact agency**

**Christelle Mesnage Immobilier**

14 Rue de la Ferronnerie

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**For sale apartment**

**3 rooms**

**Surface : 63 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**

**Year of construction : 2007**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Gaz de ville**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM,  
residential

2 bedroom

1 terrace

1 shower

1 WC

1 garage

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : D**

Document non contractuel



**Apartment 3755 Saint-Malo**

300m FROM THE BEACHES - 3-room apartment with elevator of 64m<sup>2</sup> of living space offering: An entrance hall, a fitted kitchen open to the living room with access to the balcony terrace, a hallway with cupboard, 2 bedrooms, a shower room, a toilet, a garage in the basement. Bright and quiet apartment in a small residence close to schools, shops, transport and beaches on foot. Rare property for sale. Ref: 389V342A DPE: Energy consumption: Kwh/m<sup>2</sup> /year - GHG: CO2 emissions: kg Co2/m<sup>2</sup>/year - Information on the risks to which this property is exposed is available on the website [www.georisques.gouv.fr](http://www.georisques.gouv.fr) Find all our real estate listings on the website [www.christellemesnage.com](http://www.christellemesnage.com). A dynamic and professional agency that responds to all your requests for the sale of houses, apartments, land in the DINAN region or for all rentals. The Christelle Mesnage Immobilier agency welcomes you from Monday afternoon to Saturday evening for all your real estate projects in the DINAN region. Contact the agency at 02.96.88.00.01

Fees and charges :

Annual current expenses 1 320 €

Well condominium

34 lots in the condominium 395 200 € agency fees 3,85% à the responsibility of the buyer included

