



## Maison 11 pièces 217 m<sup>2</sup>



### Info Agente

|                 |  |
|-----------------|--|
| Nombre:         | ArKadia  |
| Nombre empresa: |  |
| País:           | Reino Unido  |
| Teléfono:       |  |
| Languages:      | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Detalles del anuncio

|                 |                  |
|-----------------|------------------|
| Propiedad para: | Venta            |
| Precio:         | USD 1,322,420.93 |

### Ubicación

|                          |            |
|--------------------------|------------|
| País:                    | Francia    |
| Estado/Región/Provincia: | Bretaña    |
| Ciudad:                  | Saint-Malo |
| Código postal:           | 35400      |
| Publicado:               | 29/01/2026 |

### Descripción:

In the sought after area of Rocabey, 5 minutes walk from the train station, 10 minutes from the beach of Sillon and 12 minutes from Intramuros, close to shops, market and schools, this bourgeois property of 201 m<sup>2</sup> and its independent house of 16 m<sup>2</sup> offer an exceptional living environment combining the charm of old with modern comfort.

The main house consists on the ground floor of an entrance, a vestibule, a bright living room facing east-west with fireplace and a fitted kitchen opening onto the terrace and garden without vis-à-vis.

The 1st floor offers two spacious bedrooms, a master suite and a bathroom with shower and bath, a separate toilet and the 2nd floor three bedrooms, a bathroom and a toilet.

The entresol is the ideal space for a liberal profession that must accommodate a clientele. It has an independent entrance and opens onto an entrance, an office, many cupboards, a toilet, a boiler room/laundry room with access to the garden and a cellar.

The independent house with a kitchen, a bathroom/ WC and a bedroom allows to receive friends or to consider a seasonal rental.

A large garage completes this set.

Plot of 399 m<sup>2</sup>. Fiber. Gas boiler. Electric blind. Videophone. Numerous cupboards. Parking spaces.

Useful area: 284 m<sup>2</sup>.

|            |      |
|------------|------|
| Fabricado: | 1920 |
|------------|------|

### Común

|              |   |
|--------------|---|
| Dormitorios: | 7 |
|--------------|---|



Baños: 3  
Pies cuadrados terminados: 217 m2  
Tamaño del lote: 399 m2

### Room details

Total rooms: 11  
Indoor Features: Fitted kitchen

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 288

### Building details

Parking: Sí

### Lease terms

Date Available:

### Información adicional

URL sitio web: [http://www.arkadia.com/FFPA-T94836/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/FFPA-T94836/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 198009

