

ROCABEY | BEAUTIFUL HOUSE IN GOOD CONDITION | QUIET, BRIGHT | A STONE'S THROW FROM THE BEACH

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PROPERTY FACT FILE

REFERENCE	A42672JFD35
PRICE	€ 990,000 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (963 270 EUR hors honoraires)
BEDROOM	7
BATHROOM	3
ACCOMMODATION	201 m²
LAND	400 m²
TOWN	Saint-Malo
DEPARTMENT	
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Garage, Detached, Character property

*Price based on current exchange rate which is subject to change





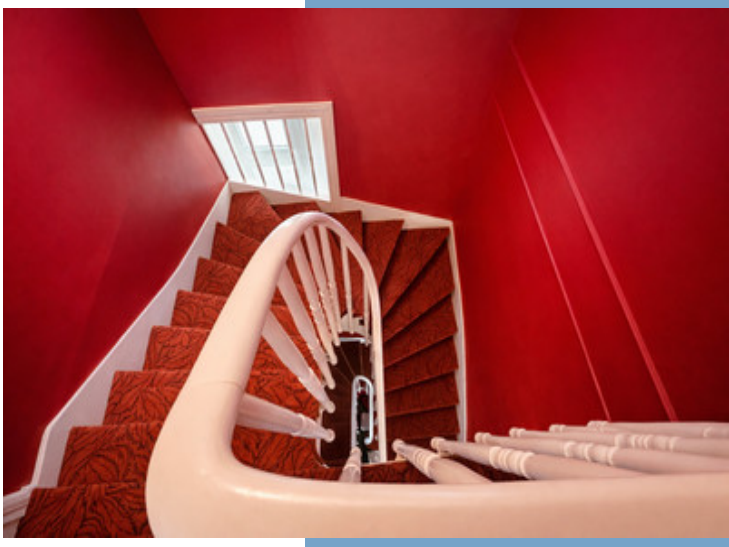
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- Rocabey neighbourhood, beach 5 minutes' walk away
- Stone house with enclosed garden
- 6 bedrooms + converted outbuilding
- Separate basement, ideal for professionals
- Garage and workshop

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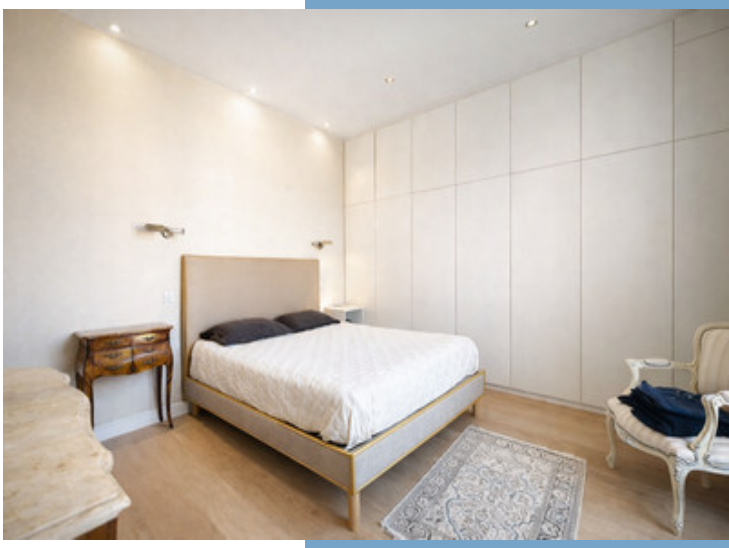
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Superb characterful stone house located in the highly sought-after Rocabey neighbourhood of Saint-Malo, just a 5-minute walk from the beach and close to shops, schools and the market. With a living area of approximately 201 m², it is complemented by a separate cottage, ideal for a rental project or for entertaining family and friends.



DESCRIPTION

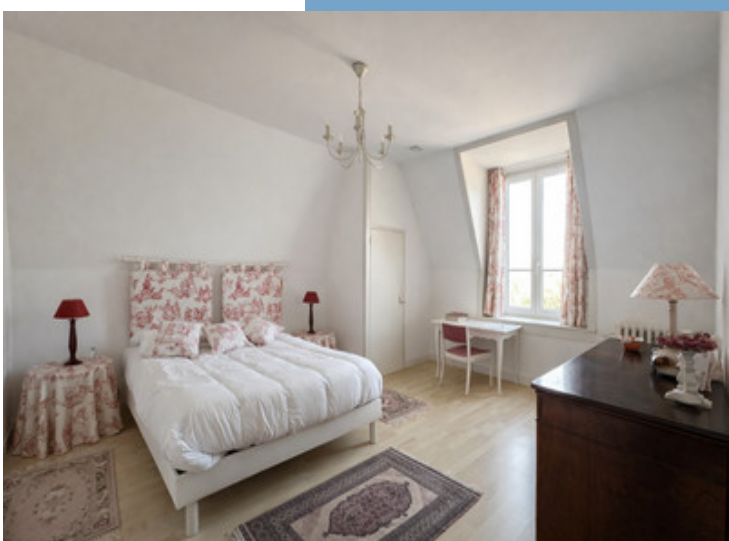
This characterful house charms visitors from the moment they step inside with its generous proportions, natural light and perfectly preserved authenticity. The high ceilings, original materials and fireplace give the reception rooms a warm and elegant atmosphere. The layout is ideal for family life and entertaining, with well-defined spaces and a fluid flow between indoors and outdoors. The separate kitchen opens naturally onto the covered terrace and enclosed garden, offering a pleasant living environment in all seasons.



The upper floors accommodate six spacious bedrooms, allowing for multiple uses: family bedrooms, office, guest area or rental project. The bathrooms are well distributed, ensuring comfort and practicality on a daily basis. The basement, which has its own separate entrance, is a real bonus. Currently fitted out as offices with a reception area, it is perfectly suited to a professional practice or any other project requiring a separate space.

The property is complemented by a separate guest house, ideal for hosting family and friends, developing a seasonal rental business or creating a separate workspace. A garage, terrace and garden of approximately 400 m² complete the property, offering a rare and sought-after outdoor space in this area. The house has fibre optic broadband and a gas boiler, ensuring comfort and efficiency.

Located in the sought-after neighbourhood of Rocabey, this house enjoys a privileged location, comb...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42672JFD35

COMPLETE FILE AND PHOTO ON REQUEST

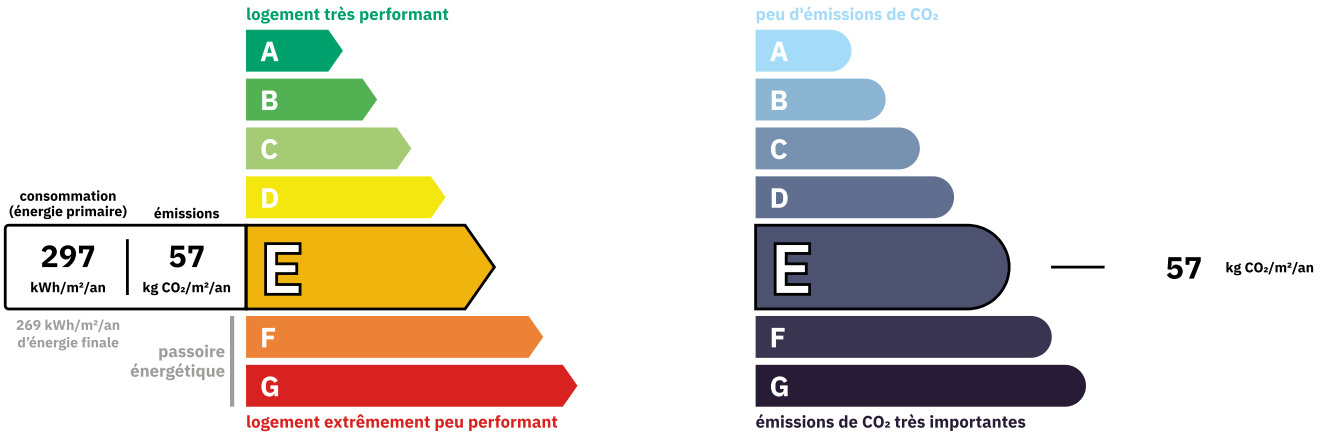
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 4980 € and 6780€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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CONTACT

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