

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

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## PROPERTY FACT FILE

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| REFERENCE | A42672JFD35 |
| PRICE | € 990,000<br>£ 0*<br>*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





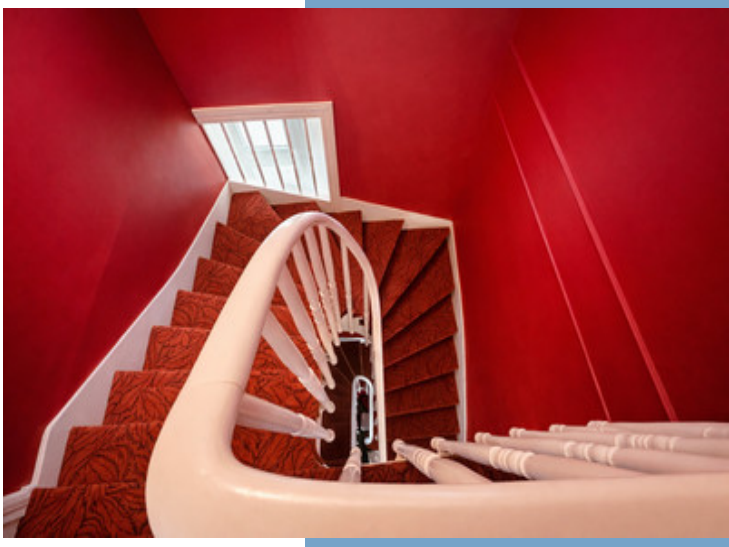
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- Rocabey neighbourhood, beach 5 minutes' walk away
- Stone house with enclosed garden
- 6 bedrooms + converted outbuilding
- Separate basement, ideal for professionals
- Garage and workshop

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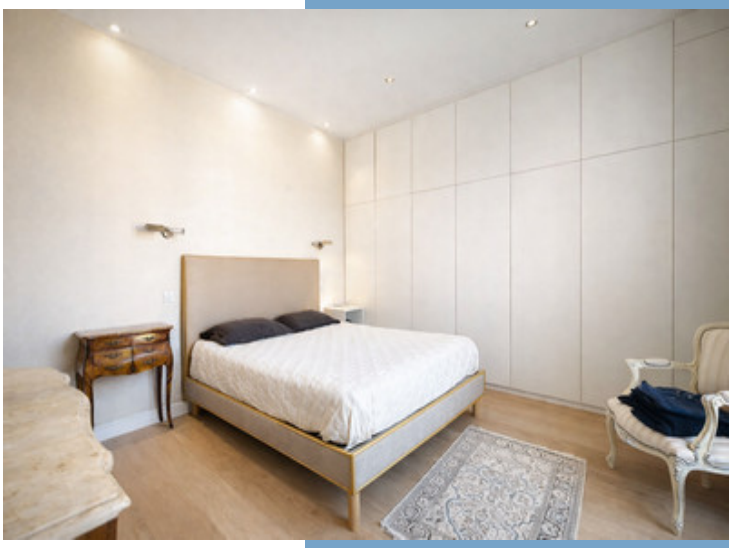
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Superb characterful stone house located in the highly sought-after Rocabey neighbourhood of Saint-Malo, just a 5-minute walk from the beach and close to shops, schools and the market. With a living area of approximately 201 m², it is complemented by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



# DESCRIPTION

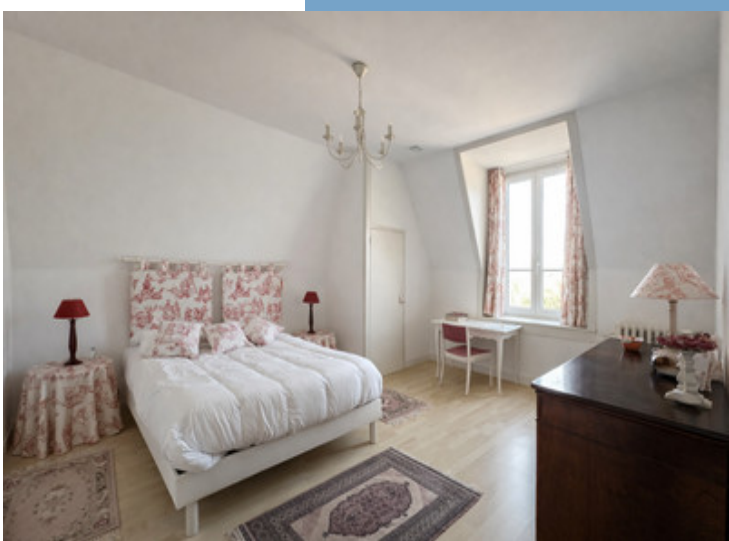
This characterful house charms visitors from the moment they step inside with its generous proportions, natural light and perfectly preserved authenticity. The high ceilings, original materials and fireplace give the reception rooms a warm and elegant atmosphere. The layout is ideal for family life and 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

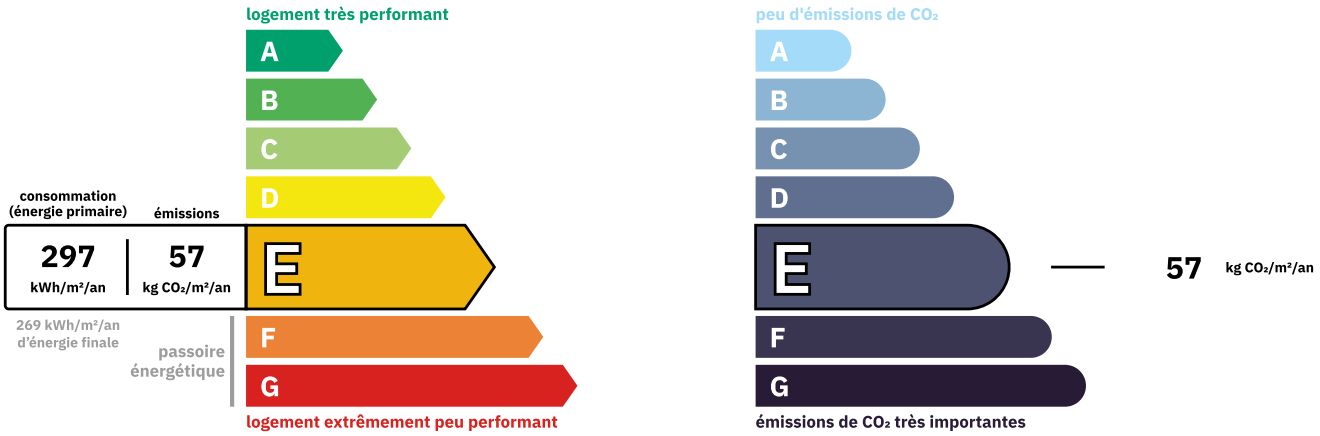
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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# ENERGIE-DPE




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

# NOTICE

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# CONTACT

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