

Pretty house, 5 minutes walk to La Rochelle beach



INFORMATION

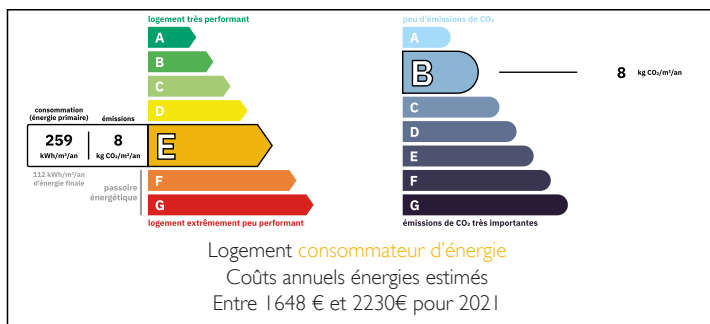
Town:	La Rochelle
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	104 m2
Plot Size:	178 m2



IN BRIEF

This typical double-fronted house is situated in La Genette on one of the most desirable streets in La Rochelle. Just 5 minutes walk to the sea and the beautiful gardens of 'Le Mail', this area of La Rochelle is extremely popular. With upmarket food shops and a Michelin starred restaurant a short stroll away, this little house would make a great holiday home with everything you need on your doorstep. La Rochelle is a vibrant town offering an excellent quality of life thanks in part to its cultural heritage, its beautiful architecture and coastline, and delightful micro-climate.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The entrance hall leads off on the right into the sitting room and dining area. To the left, there is a downstairs bedroom and leading and a separate kitchen, a WC, a bathroom with shower and sink, and a utility room. A bright conservatory overlooks the petite pretty west-facing garden with roses and a pomegranate tree.

Stairs from the kitchen lead up into a landing, and 2 bedrooms - the second one being accessible from the first. There is another shower room and separate WC on this floor.

Cellar.

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

LOCAL TAXES

Taxe foncière: 1432 EUR

Taxe habitation: EUR

NOTES