

UNDER OFFER Superb energy-efficient home in La Genette, with integral garage, close to sea and commerces.



INFORMATION

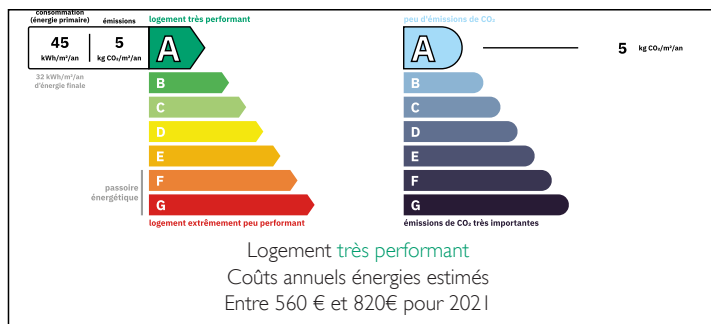
Town:	La Rochelle
Department:	Charente-Maritime
Bed:	3
Bath:	4
Floor:	137 m2
Plot Size:	30 m2

IN BRIEF

New build (2019) house located in the La Genette district, close to the sea, Parc Frank Delmas, shops, and public transportation. This unique four-level home, with three levels accessible by elevator, is still under a ten-year warranty. Conceived for maximum comfort and accessibility, with the latest technical solutions for minimal cost heating. This property has an A energy efficiency certificate. ideal for anyone with or without mobility issues.

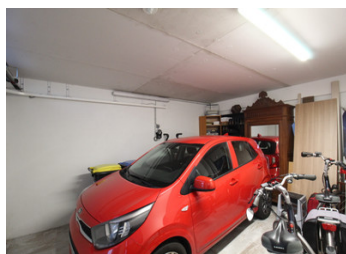


ENERGY - DPE



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

Ground Floor: Spacious entrance (14m²), independent studio (21m²) with own entrance, kitchenette and bathroom; integral garage.

First Floor: Two suites (17m² and 14m²) each with bedroom and bathroom, a lounge with a kitchenette, and an extra bathroom accessible for people with reduced mobility.

Top Floor: A luminous open-plan living room and kitchen leading to a 30m² terrace with a stunning view of the Sacré Coeur church. Large sliding windows open completely to create an indoor and outdoor living space.

Basement: 30m² space with a utility room, boiler room, and storage.

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

LOCAL TAXES

Taxe foncière: 2421 EUR

Taxe habitation: EUR

NOTES