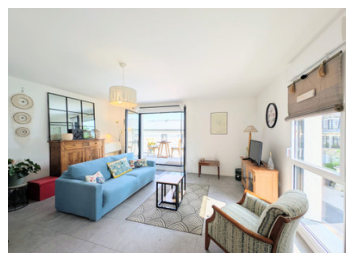


## Top-Floor 2-Bedroom Apartment – 88 m – 3 Terraces – Double Parking



## INFORMATION

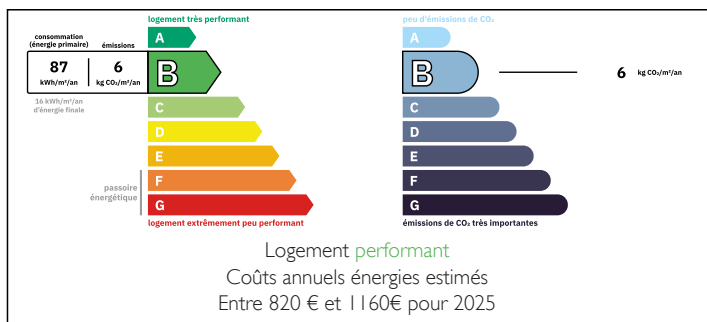
Town:	La Rochelle
Department:	Charente-Maritime
Bed:	2
Bath:	2
Floor:	88 m <sup>2</sup>
Outside Space:	25 m <sup>2</sup>



## IN BRIEF

Exceptional top-floor apartment with large terrace and 2 underground parking spaces. Ideally located in the sought-after Lafond area of La Rochelle, just a 10-minute walk from the historic centre, Old Port, markets, restaurants and beaches.

## 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

This bright and beautifully presented 88 m<sup>2</sup> apartment offers spacious open-plan living with lounge, dining area and modern kitchen, opening directly onto a stunning 25 m<sup>2</sup> south-facing terrace — perfect for outdoor dining or entertaining.

The property features:

- 2 double bedrooms, including one with an ensuite shower room
  - 3 private terraces
  - Large main terrace with excellent indoor-outdoor flow
  - Separate shower room
  - WC
- 
- Secure gated residence
  - Rare double underground parking with direct lift access
  - Excellent lock-up-and-leave holiday home or permanent residence
  - Ideal investment property, second home or relocation purchase

A rare opportunity to own a stylish apartment in one of La Rochelle's most desirable residential areas, close to shops, transport links and the Atlantic coast.

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Co-owned building of 178 units  
Provisional annual charges: 1490€

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

## NOTES