

Elegant 176 m bourgeois duplex apartment with secure parking



INFORMATION

Town:	La Rochelle
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	176 m2
Plot Size:	0 m2



IN BRIEF

walking distance to the Vieux Port, on the 2nd floor of a character building.

Living Areas: Entrance hall, large bright living room opening onto a dining room.

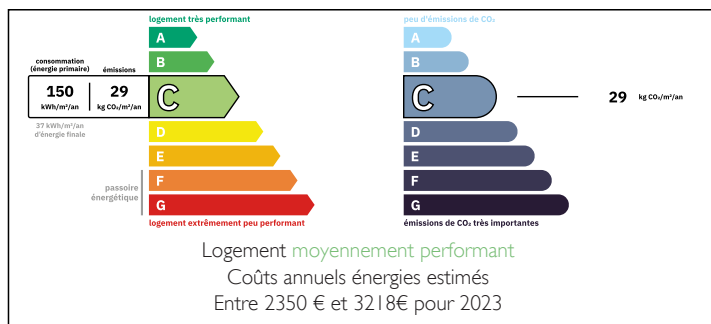
Kitchen: Separate, spacious, and functional.

Sleeping & Flexible Space: 3 bedrooms, 1 bathroom, 1 shower room, separate toilets + a separate study/TV lounge (perfect for remote working).

A secure, covered parking space nearby (a rare asset in the area), excellent energy performance (EPC rated C).

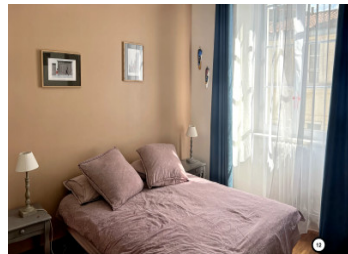
A rare property that perfectly combines character with modern comfort in a historic district

ENERGY - DPE



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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

Ideally located just a few steps from the Vieux Port of La Rochelle, on the second floor of a character building crafted from dressed stone (pierre de taille), this exceptional 176 m² apartment offers superb volumes and the timeless charm of period features.

Property Features:

Reception Space: A vast entrance hall leads to a bright living room that opens onto a dining room. These living areas benefit from beautiful high ceilings, perfectly preserved period parquet flooring, and an antique fireplace.

Kitchen: A spacious, separate, and highly functional kitchen.

Sleeping Quarters: The apartment features three comfortable bedrooms, a bathroom, a shower room, and separate toilets.

Flexible Space: A separate TV lounge or study completes the property—ideal for remote working.

Additional Perks:

Secure Parking: A secure, covered parking space located in the immediate vicinity—a rare and highly sought-after asset in this historic district.

Bathed in natural light and boasting excellent energy performance (EPC rated C), this rare property ideally combines period character with contemporary comfort.

*** annual service costs : 4436 euros

Co-owned building of 23 units

Provisional annual charges: 4904€

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

NOTES