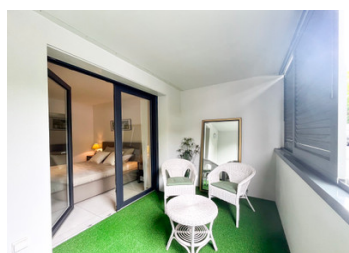
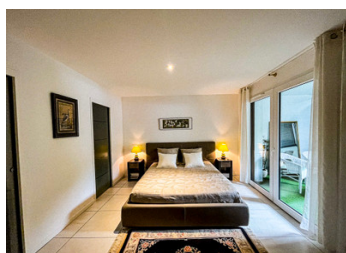
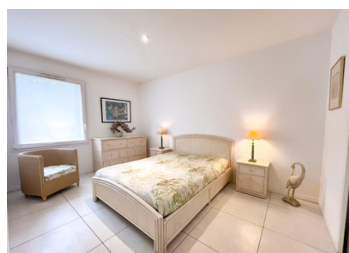
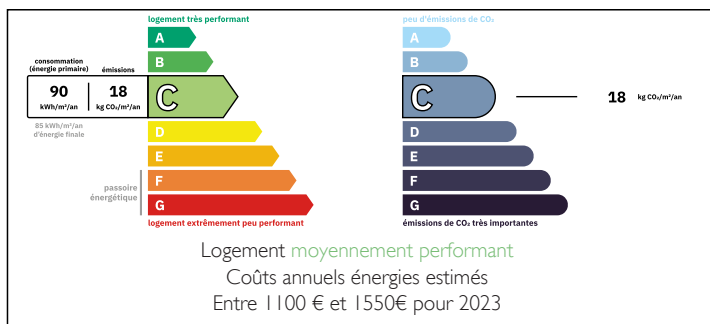


La Rochelle – 119 m stunning apartment with private patios, garage and parking space



ENERGY - DPE



INFORMATION

Town:	La Rochelle
Department:	Charente-Maritime
Bed:	3
Bath:	2
Floor:	119 m²
Outside Space:	34 m²

IN BRIEF

La Rochelle – Exceptional 119 m² flat

In a residential neighbourhood, discover this superb 119.45 m² flat offering a real home-from-home feel. It charms with its spacious rooms, abundance of natural light, high-quality fittings and two patios totalling nearly 35 m².

It features a spacious 44 m² living area with a bespoke kitchen, three bedrooms including a master suite, and ample storage space.

Secure garage, private underground parking space, lift and a recently built residential complex. Close to shops, schools and transport links, and just a few minutes' walk from the city centre, the Old Port and the railway station.

A rare find in La Rochelle, ideal for enjoying a comfortable and privileged lifestyle.

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

In the heart of a sought-after residential neighbourhood, discover this superb flat of 119.45 m², situated in a recently built, immaculately maintained block with a lift and access for people with reduced mobility.

In excellent condition, this rare property offers a genuine 'home-like' feel, with spacious rooms, plenty of natural light and high-quality fittings.

The 44.42 m² living room opens onto a 27 m² patio, which serves as a natural extension of the living space. The bespoke kitchen, fitted with high-quality materials, features an adjoining pantry.

The sleeping area comprises three bedrooms, including a master suite with a walk-in wardrobe, an en-suite shower room with WC, and a private 7.70 m² patio. A second bedroom also has its own en-suite shower room. The third is currently fitted out as a study.

Features: ample storage space, high standard moderne kitchen, water softener, individual gas heating, double glazing, secure bicycle storage, locked garage and private underground parking space.

Within easy reach of shops, schools, transport links, green spaces and cycle paths. The city centre, the Old Port and the railway station are just a few minutes' walk away.

A rare find in La Rochelle, combining comfort, elegance and quality of life.

Co-owned building of 19 units

Provisional annual charges: 2400€

Information about risks to which this property is exposed is available on the Géorisques website :

NOTES