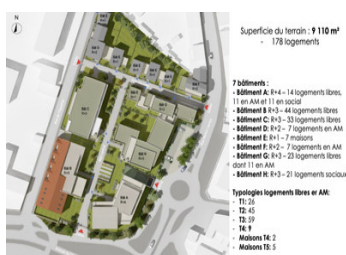
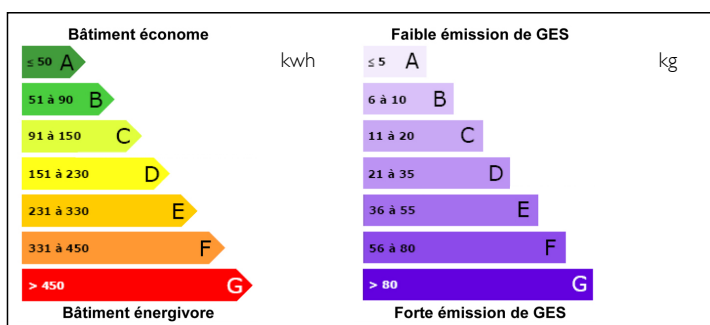


New build apartment in La Rochelle, 5 minute walk into town. Ready 2023.



## ENERGY - DPE



## INFORMATION

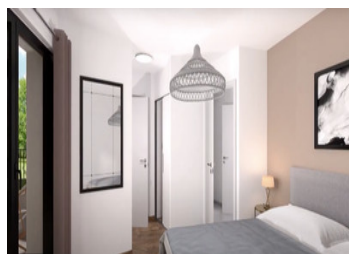
Town:	La Rochelle
Department:	Charente-Maritime
Bed:	1
Bath:	1
Floor:	39 m2
Outside Space:	9 m2

## IN BRIEF

A La Rochelle address with character at the gateway to the city centre In the Lafond neighborhood, prized for its tranquility and greenery, this bold architectural composition combines the traditional style of a restored old building with beautiful contemporary lines. Just a five-minute walk from downtown La Rochelle.

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

Situated on the ground floor, the accommodation consists of:

Entrance hall - 2,47m<sup>2</sup>

Living room - 16,64m<sup>2</sup>

Kitchen area and cupboard - 3.08m<sup>2</sup>

Bedroom - 11,68m<sup>2</sup>

Shower room - 4,41m<sup>2</sup>

WC - 1,39m<sup>2</sup>

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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