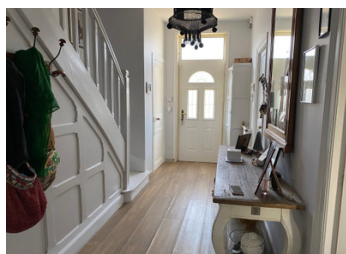


La Genette. Charming 1930's townhouse with garden. 15 minutes walk to town and sea.



## INFORMATION

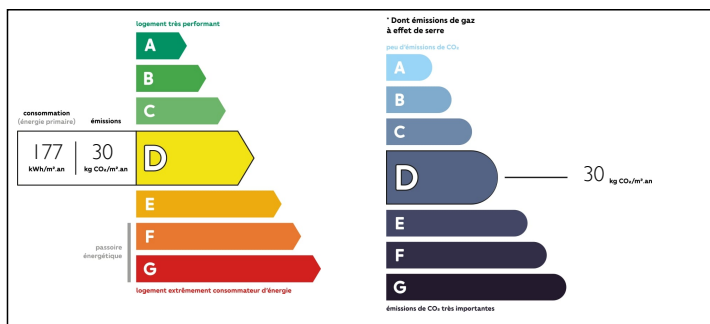
Town:	La Rochelle
Department:	Charente-Maritime
Bed:	5
Bath:	1
Floor:	160 m2
Plot Size:	200 m2



## IN BRIEF

Very attractive and well-renovated 1930's townhouse with garden, and garage. Close to public transport - bus route, airport, TGV and all amenities nearby. Walk to La Rochelle city centre and the sea in 15 minutes. Very desirable area.

## 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

The property has an attractive front garden, with a few steps leading up to the front door and the bright entrance hall. On the ground floor there is a 30m2 living room, and a stunning conservatory which houses the fully equipped kitchen (installed in December 2020). The kitchen has a view of the garden and the terrace. The sitting room has a chimney, so there is the possibility to install a fireplace or wood/pellet stove. There is also a smaller room currently used as an office (with plumbing already in place, should you want to convert into a second bathroom) on the ground floor.

On the first floor, there are 3 bedrooms and the bathroom with shower and double sinks.

On the top floor there are two further rooms, one room that is used as an office, and a fourth bedroom. On the lower ground floor, the garden level, there is a 5th bedroom, this floor has a staircase leading directly up to the kitchen and the veranda. The garden is laid to lawn, and has a shed for storage of garden equipment.

The property has a garage and a workshop at garden level.

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

## LOCAL TAXES

**Taxe foncière: 1830 EUR**

**Taxe habitation: 1200 EUR**

## NOTES