

## UNDER OFFER Superb sea-front T1 bis apartment in Les Minimes, La Rochelle!



## INFORMATION

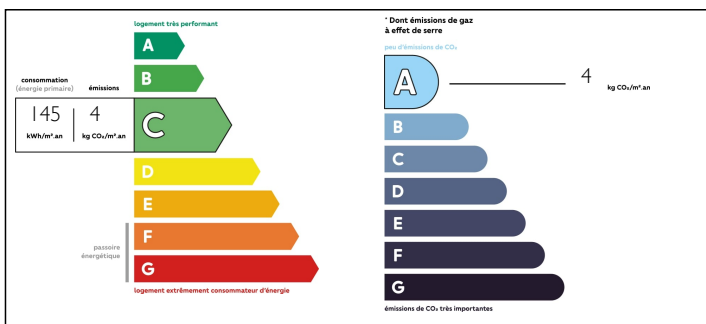
Town:	La Rochelle
Department:	Charente-Maritime
Bed:	0
Bath:	1
Floor:	23 m2
Outside Space:	3 m2

## IN BRIEF

This beautifully renovated studio apartment is in excellent condition, and cleverly uses all the space available to its maximum advantage. The sitting room with large sliding doors faces west with a view of the sea, the port of Les Minimes, the old town, and the sandy beach at the foot of the building. The view over the Atlantic is stunning, and the window frames a constantly changing scene. You will have a perfect view of the sunsets - and the Bastille day fireworks. The balcony has enough space for a small table, for lunch outside or for your evening apéritif.



## 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 studio is situated on the fifth floor of a very well-maintained building, with a lift. The exterior wooden cladding of the building was renewed in 2022..

The present owner uses the entrance hall as a bedroom, with fitted cupboards above, and fitted wardrobe. A sofa bed in the sitting-room would make 2 extra sleeping places.

Unusually for a studio, there is a separate small fitted kitchenette with hatch to the main room. The spacious bathroom has a shower, hand basin, Miele washing-machine and WC.

Balcony with transparent safety barrier.

Collective parking spaces.

Taxe foncière 893€. Charges 275€ quarterly.

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Co-owned building of 118 units

Provisional annual charges: 1072€

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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: 893 EUR**

## NOTES