

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.

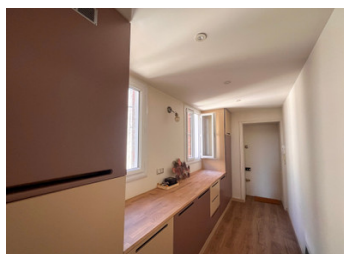
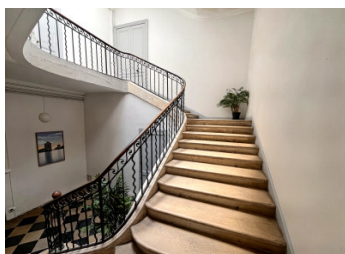
Living Areas: Entrance hall, large bright living room opening onto a dining room.

Kitchen: Separate, spacious, and functional.

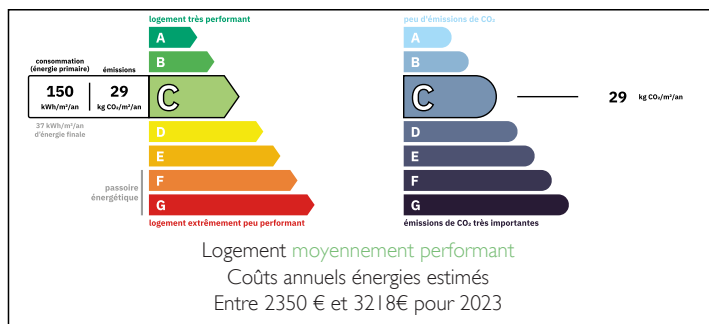
Sleeping & Flexible Space: 3 bedrooms, 1 bathroom, 1 shower room, separate toilets + a separate study/TV lounge (perfect for remote working).

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

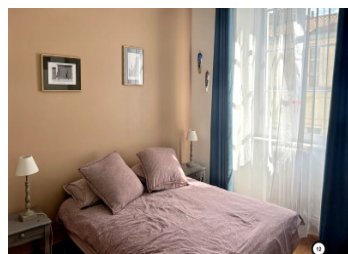
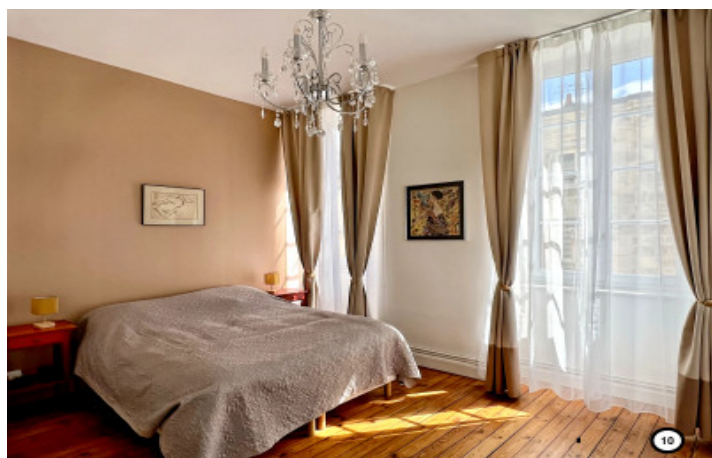


ENERGY - DPE



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

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