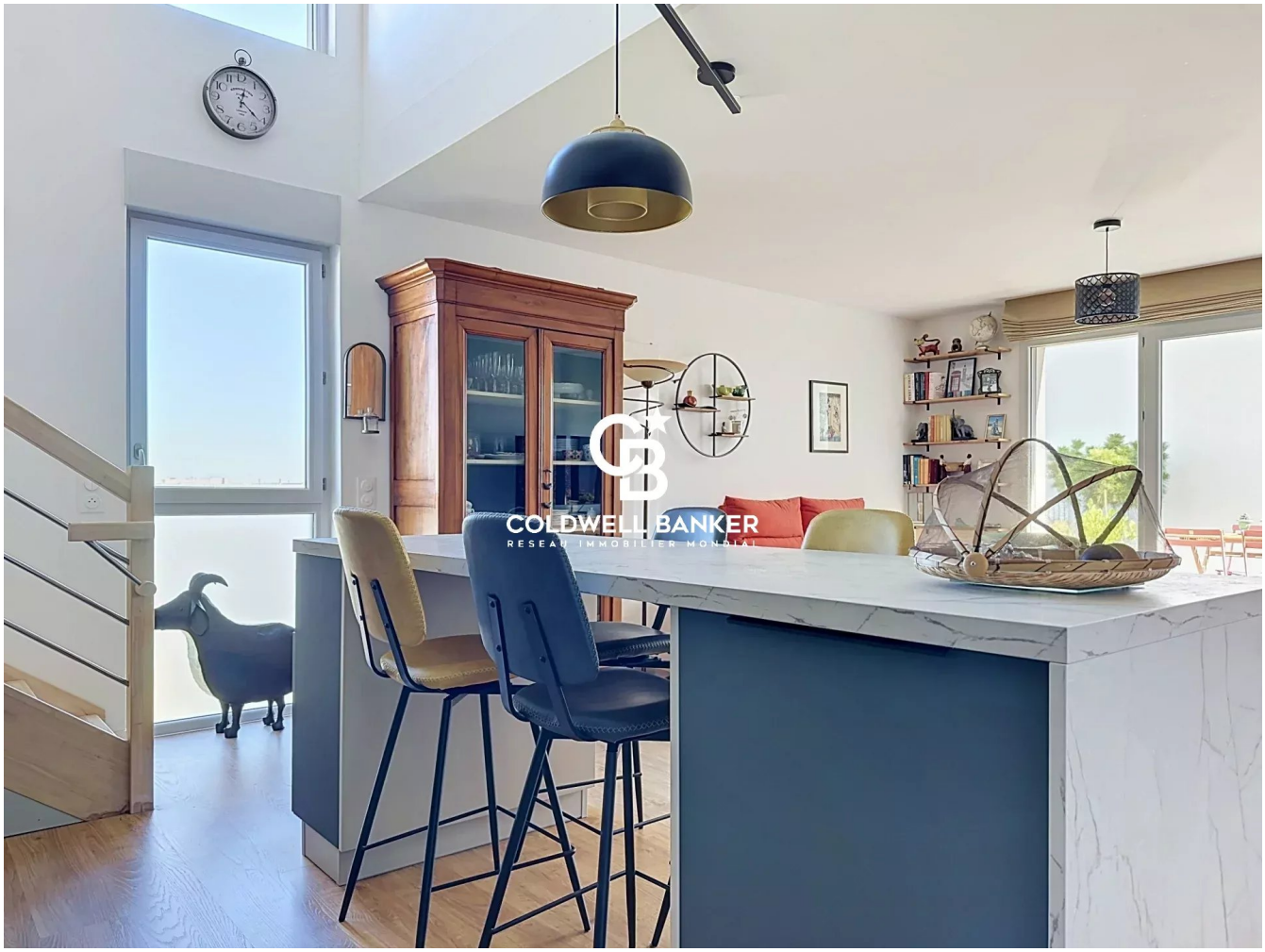
COLDWELL BANKER
EUROPA REALTY

Apartment La Rochelle 77 m²



SALE PRICE : 475 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITY

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

Ideally located in the vibrant Tasdon district, this apartment offers a privileged living environment. You will enjoy quick access (less than a 10-minute bike ride) to the central market, the Old Port, and the Minimes beach, while having shops and amenities just a few steps away.

The moment you walk through the door, you will be captivated by the beautiful natural light and the contemporary atmosphere of the space. The spacious living area, measuring approximately 34 m², naturally extends onto a pleasant, intimate, and warm terrace.

The kitchen area, designed by Schmidt and featuring a beautiful high open ceiling, brings undeniable character to the room. A functional utility room and a shower room with a toilet complete this first level.

Upstairs, the sleeping area reveals two comfortable bedrooms equipped with large closets, as well as a second shower room with a toilet.

Property highlights: A recent apartment in perfect condition, sold with a cellar and an underground parking space (which can be converted into an enclosed lock-up garage). A true turnkey property!

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FEATURES

Property type:	Apartment	Area:	77.0 m²	Elevator:	Oui
Property tax:	€1.00	Number of rooms:	3 rooms	Number of bedrooms:	2 bedrooms

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 63

Greenhouse gas emissions (GHG) index: C 13

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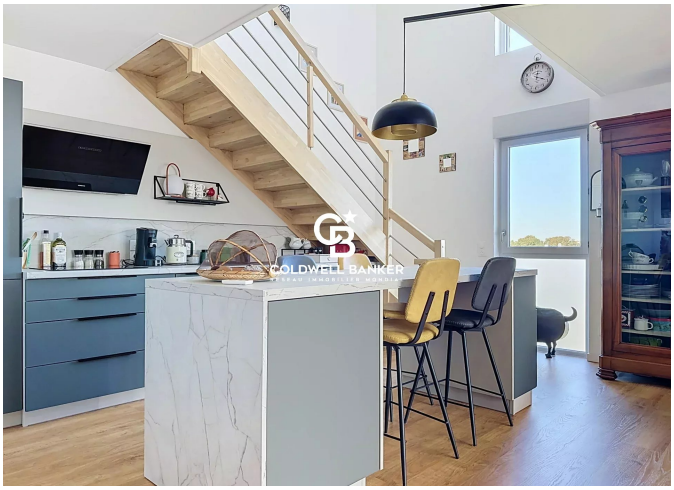

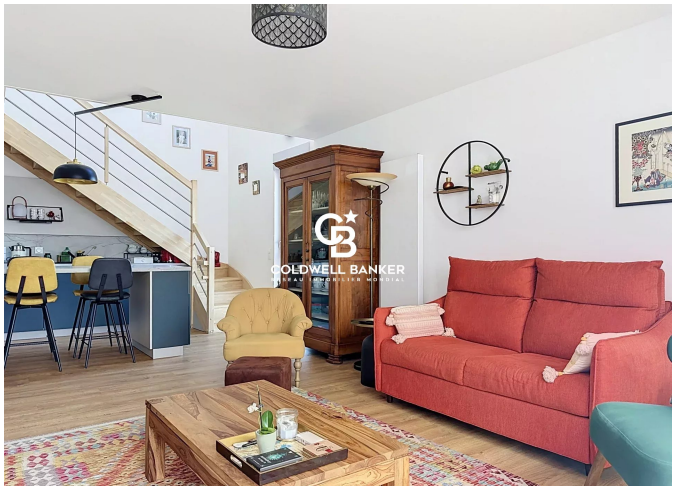

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