COLDWELL BANKER
EUROPA REALTY

Apartment La Rochelle 90 m²



SALE PRICE : 550 000 €

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France, 17000, La Rochelle

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DESCRIPTION

On the third and top floor of a small, intimate condominium (only 7 units), accessed via a secure elevator, the door opens and the eye is immediately captivated by the view. With the ocean as a backdrop, the expanses of the Parc des Pères, and the outlines of the Île d'Aix taking shape in the distance... The scene is set.

Located in the modern, secure, and dynamic Les Minimes neighborhood, this property enjoys a privileged setting. You will experience absolute comfort with all shops within 500 meters, the beaches, the park, and quick access to the city center by bus, bike, or car.

In this dual-aspect apartment of approximately 90 sqm, bathed in natural light thanks to over 10 linear meters of south-facing floor-to-ceiling windows, nothing has been left to chance. It is a true high-end "turnkey" property with a contemporary and minimalist style. The layout was entirely designed and installed by the renowned teams at Octant Design. From the appliances to the window frames, including the numerous functional built-in closets and excellent thermal insulation, the amenities are of a rarely seen standard.

The main 30 sqm living room, warmed by genuine oak parquet flooring, is centered around a beautifully crafted open-plan kitchen, designed so you can prepare dinner while looking out at the sea. Large sliding glass doors disappear to reveal the terrace, a true hanging garden. It is a unique space, a sanctuary where it is easy to imagine having your first coffee facing the open ocean.

At the heart of the apartment, a versatile central space of over 10 sqm offers valuable flexibility: it can easily be arranged as an open office, a separate dining room, or even a guest room depending on your lifestyle.

In the sleeping area, individual independence was at the core of the design. The two bedrooms were conceived as intimate and autonomous spaces, each featuring its own en-suite shower room.

This is complemented by two secure private parking spaces.

Come and discover the unique atmosphere of this recent property, looking out to the open sea.

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FEATURES

Property type:	Apartment	Area:	90.1 m²	Elevator:	Oui
Property tax:	€1.00	Number of rooms:	4 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

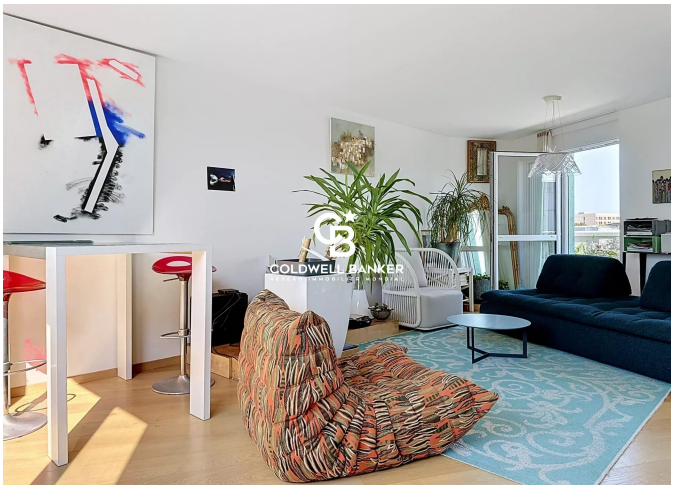
Energy performance diagnosis (EPD): C 93

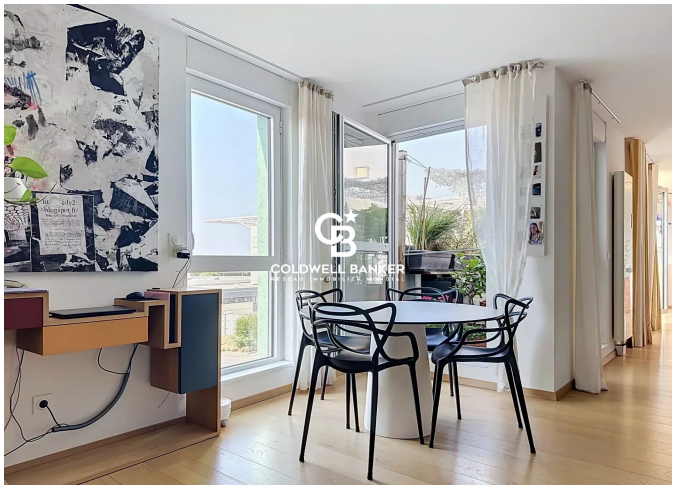
Greenhouse gas emissions (GHG) index: C 18

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