COLDWELL BANKER
EUROPA REALTY

Apartment La Rochelle 108 m²



SALE PRICE : 610 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

Bright apartment with a garage and balcony, steps from Parc Charruyer

In La Rochelle, on the edge of Parc Charruyer and a short walk from Place de Verdun, discover this apartment located on the 7th floor of an upscale residence with an elevator.

This property features a living area of over 45m², currently arranged into a dining area, living room, and library. The room is exceptionally bright thanks to its East-facing exposure and recently updated large windows. The apartment is dual-aspect. To the West, a kitchen with ample storage and a pantry offers a practical, independent space. The apartment has two bedrooms; one enjoys a private balcony with views over the La Genette neighborhood and a glimpse of the ocean. Each bedroom includes its own en-suite bathroom with a toilet—one with a bathtub and the other with a shower.

On the ground floor of the building, a storage cellar and a fully enclosed lock-up garage are included with the property, providing highly sought-after convenience in the city center.

This apartment perfectly combines the essential criteria of location, natural light, spaciousness, and practicality with its two bathrooms, elevator access, and private garage!

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FEATURES

Property type:	Apartment	Area:	108.0 m²	Elevator:	Oui
Property tax:	€2.00	Number of rooms:	5 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 174

Greenhouse gas emissions (GHG) index: A 4

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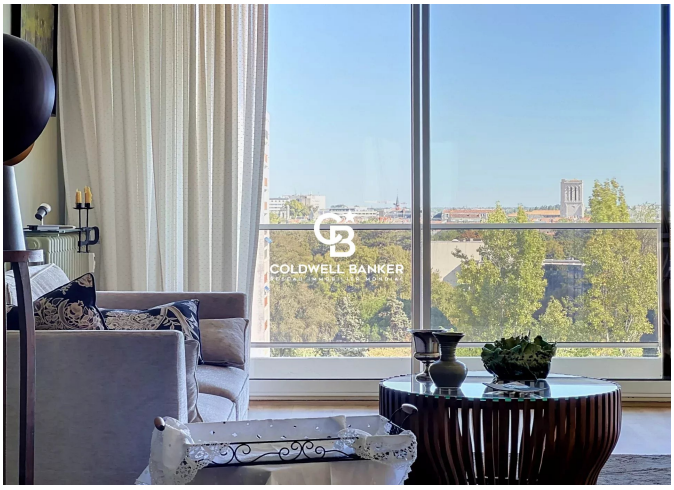



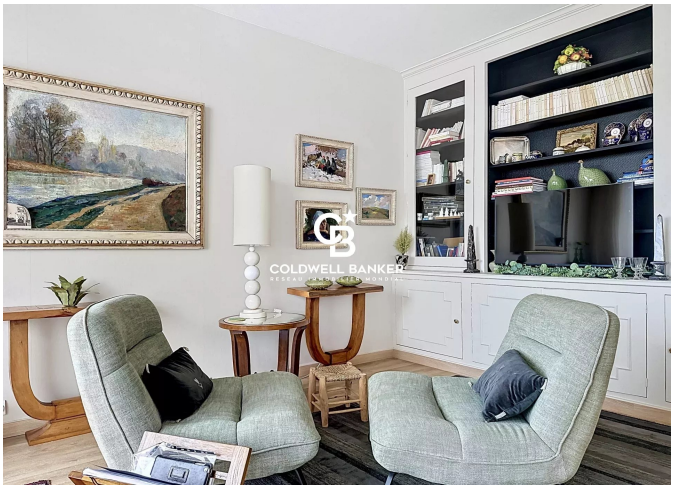







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