COLDWELL BANKER
EUROPA REALTY

Apartment Rochefort 149 m²



SALE PRICE : 695 000 €

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France, 17000, La Rochelle

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DESCRIPTION

In the heart of Rochefort's historic center, within a sumptuous 18th-century private mansion built in 1730, discover this remarkable triplex apartment, where the charm of period architecture meets high-quality modern amenities.

Located within a secure, carefully renovated residence with elevators, this rare property also benefits from access complying with 100% PMR (disabled access) standards and is connected to fiber optics, offering comfort and accessibility.

Accessible from the common entrance hall located in the main courtyard, first door on the right of Building A, this property spans three levels and enjoys a pleasant exposure.

The ground floor consists of an entrance with a hallway, a cellar, as well as a private elevator and a private staircase providing access to the upper floors.

On the first floor, you will find a beautiful living space including a bright living room with a kitchen area, two bedrooms, a pantry, several hallways, an independent toilet, and a shower room. A terrace completes this floor and offers a pleasant outdoor space in the city center.

The second floor offers an additional sleeping area consisting of three bedrooms, one of which has a walk-in closet, a pantry, hallways, and a shower room with a toilet. A second terrace completes this level.

This apartment also benefits from a private closed garage box, offering a secure parking solution that is particularly highly valued in the hyper-center.

Among the common areas of the residence, there is a shared interior garden/parvis, a paved interior courtyard, 2 bike storage rooms, and a refuse room.

This exceptional property appeals through its historic character, generous volumes, outdoor spaces, and rare features, while offering accessibility and comfort in the heart of Rochefort.

Annual service charges: €1,342.44 per year.

Co-ownership: 49 lots, including 18 residential lots.

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FEATURES

Property type:	Apartment	Area:	149.5 m²	Elevator:	Oui
Number of units:	18	Number of rooms:	6 rooms	Number of bedrooms:	6 bedrooms

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

ENERGY PERFORMANCE DIAGNOSIS

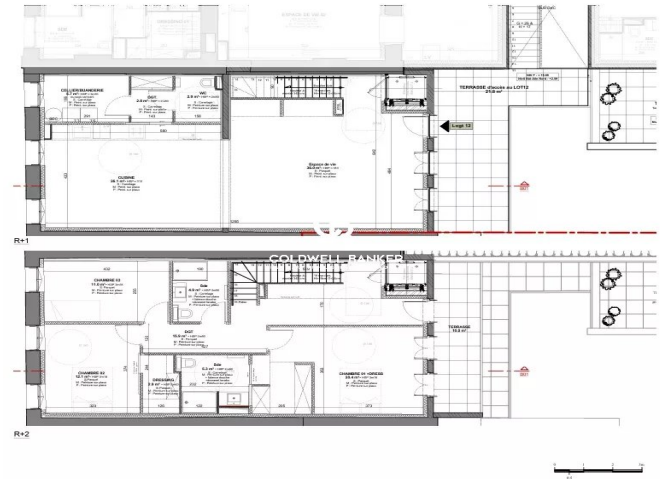
Energy performance diagnosis (EPD): B 77

Greenhouse gas emissions (GHG) index: A 3

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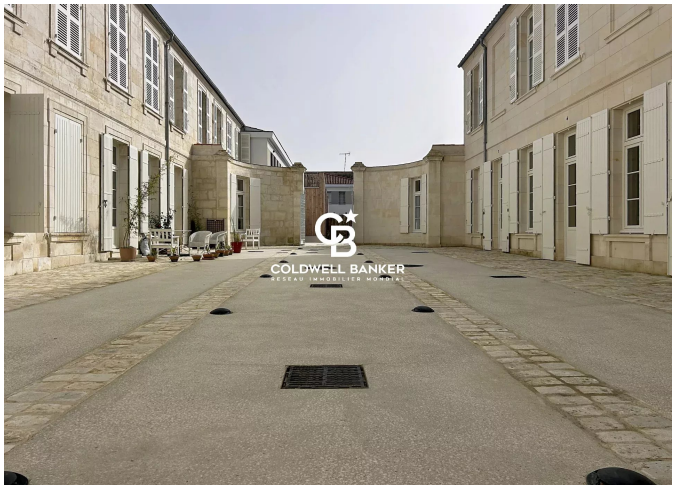
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