COLDWELL BANKER
EUROPA REALTY

Apartment Rochefort 77 m²



SALE PRICE : 440 000 €

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France, 17000, La Rochelle

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DESCRIPTION

Located in the heart of Rochefort's historic center, within a characterful setting inside a renovated residence, discover this charming duplex apartment offering pleasant living spaces and valuable outdoor areas.

Accessible from the main courtyard of Building A, to the right following the common entrance hall, this property spans two levels and features a functional layout along with several terraces.

On the ground floor, a duplex apartment complying with 100% PMR (disabled access) standards, the unit consists of a bright living room with a kitchen area, a bedroom, a pantry, a hallway, and an independent toilet. An internal staircase leads to the upper floor. This level also benefits from a private terrace as well as a terrace for exclusive use, providing genuine outdoor spaces to fully enjoy sunny days.

On the first floor, you will find a mezzanine providing an additional open and bright space, along with a bedroom featuring an ensuite shower room and toilet, complemented by a terrace—ideal for a quiet moment of relaxation.

This duplex appeals through its layout, its outdoor spaces, and its privileged location in the "hyper-center," in the immediate vicinity of shops and amenities. An ideal property to fully enjoy city-center living.

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. The apartment is connected to fiber optics.

To complete this property, it also benefits from an outdoor parking space and a cellar, a precious asset in the heart of the city.

Annual service charges: €726.68 per year.

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

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FEATURES

Property type:	Apartment	Area:	77.9 m²	Elevator:	Oui
Number of units:	18	Number of rooms:	4 rooms	Number of bedrooms:	1 bedroom

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 140

Greenhouse gas emissions (GHG) index: A 5

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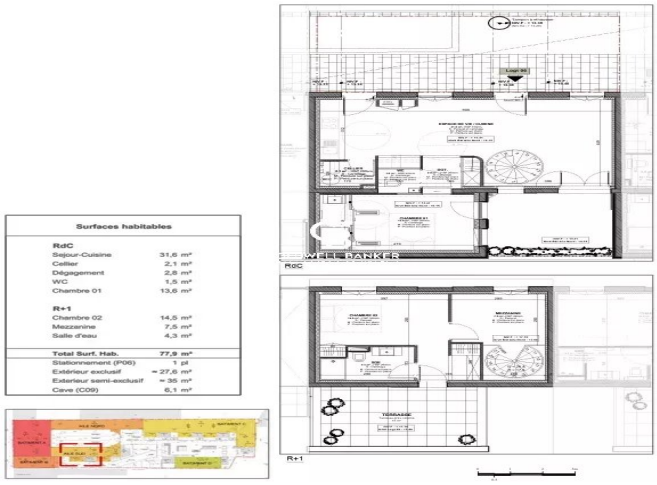





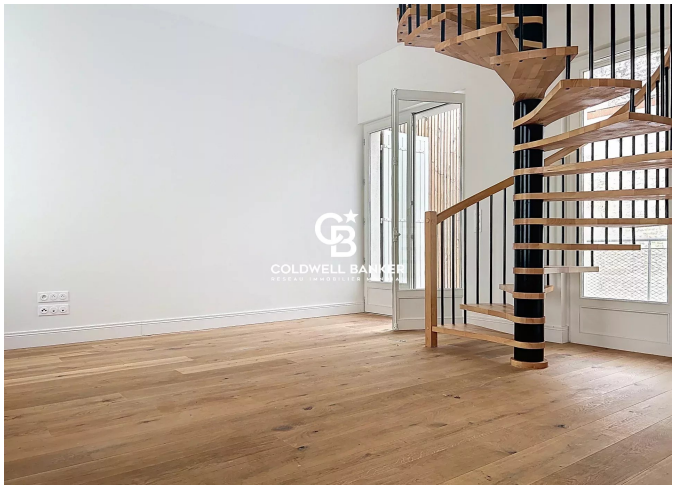

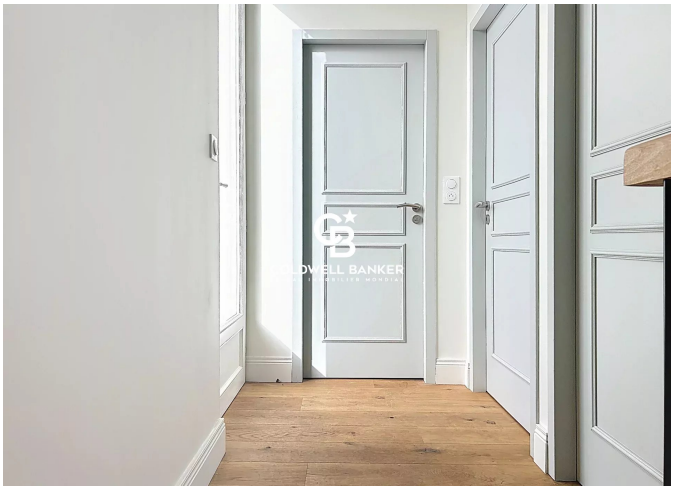



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