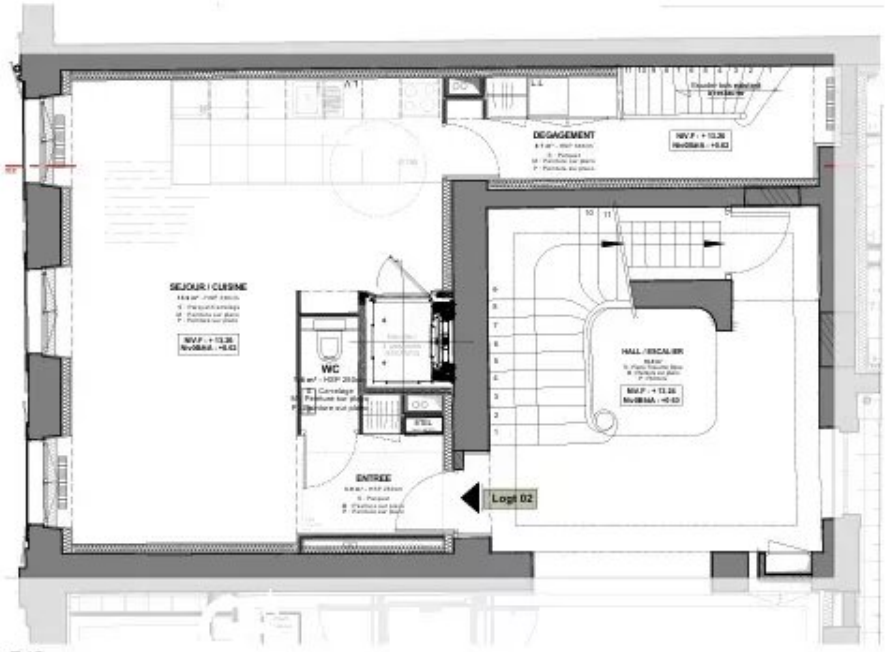
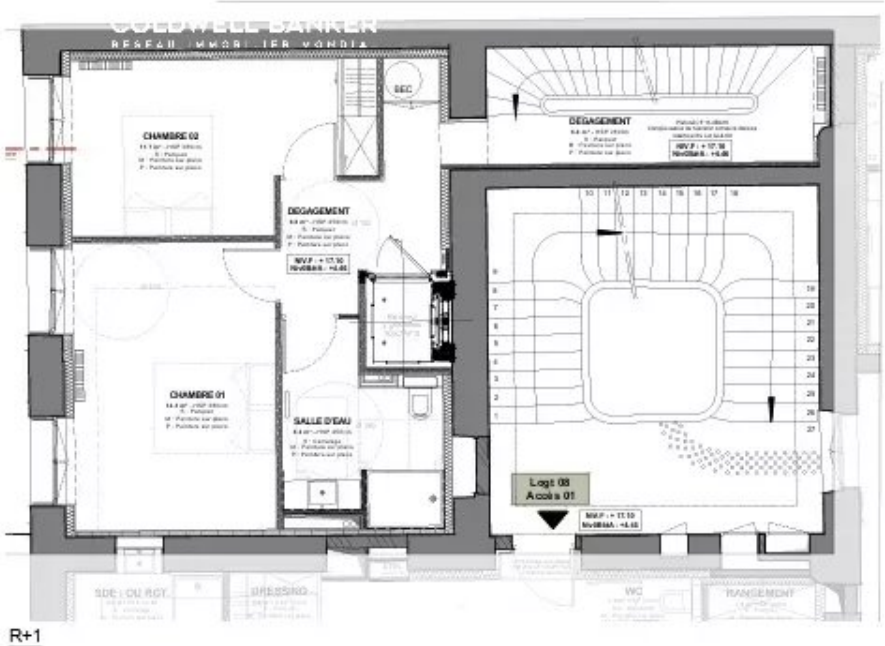
COLDWELL BANKER
EUROPA REALTY

Apartment Rochefort 95 m²



RdC

Surfaces habitables	
RdC	
Entrée	3,9 m²
Espace de vie	33,6 m²
WC	1,4 m²
Dégagement	6,7 m²
R+1	
Chambre 01	14,3 m²
Chambre 02	11,7 m²
Salle d'eau	6,4 m²
Dégagement	12,4 m²
Total Surf. Hab.	**90,4 m²**
Stationnement (P02)	1 pl
Cave (A02)	5,6 m²
Emprise élévateur	1,9 m²



R+1

SALE PRICE : 432 500 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

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France, 17000, La Rochelle

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DESCRIPTION

Located in the heart of Rochefort's historic center, within a superb 18th-century private mansion built in 1730, this charming 95 m² duplex apartment combines period character with the comfort of a meticulous renovation. Nestled within a secure residence with an elevator, this rare property benefits from a history-filled environment and a privileged location just steps away from all amenities.

The duplex is situated on the ground and first floors of the building, with 100% PMR (disabled access) compliance.

On the ground floor, you will find an entrance with a cupboard, a spacious living-dining room with a kitchen area, a hallway, and a toilet. A private staircase and a private elevator provide access to the upper floor.

On the first floor, a hallway leads to two bedrooms and a shower room with a toilet, offering a comfortable and functional sleeping area.

To complete this property, you will also benefit from a secure underground parking space and a cellar—highly valued assets in the hyper-center. The apartment is connected to fiber optics.

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 character apartment will appeal to lovers of authentic properties seeking historic charm, modern comfort, and an ideal location in the heart of Rochefort.

Annual service charges: €824.32 per year.

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

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FEATURES

Property type:	Apartment	Area:	95.64 m²	Elevator:	Oui
Number of units:	18	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 119

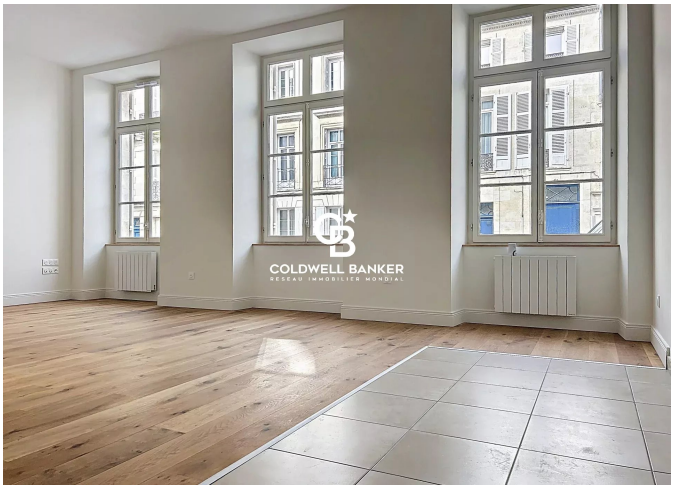
Greenhouse gas emissions (GHG) index: A 4

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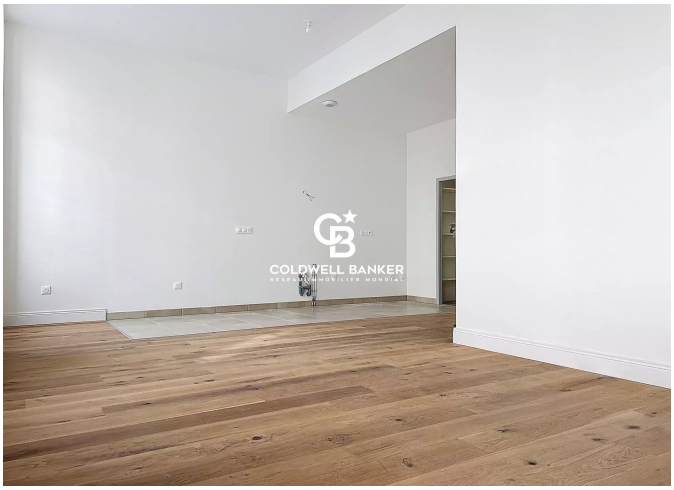












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