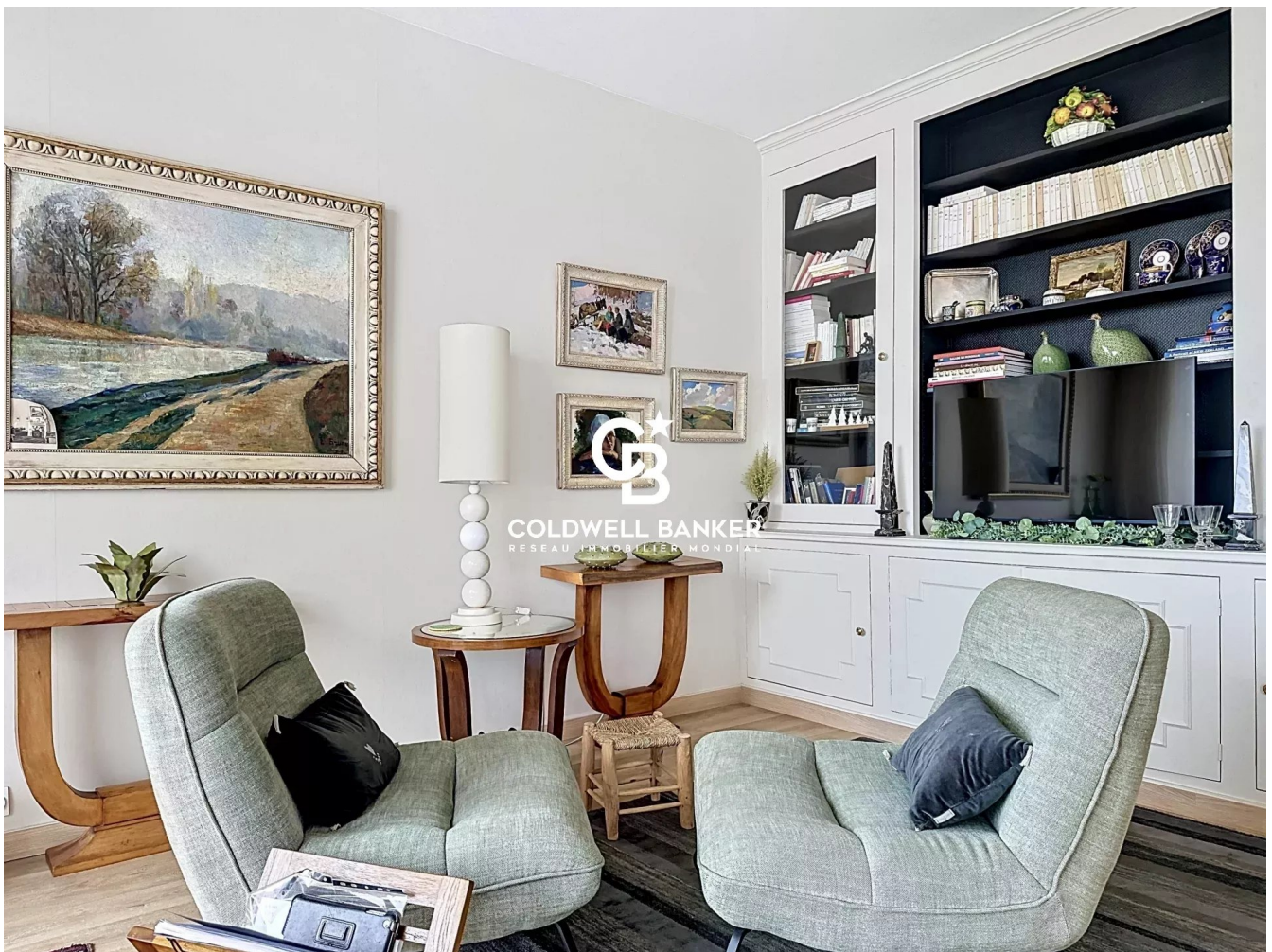




COLDWELL BANKER
EUROPA REALTY

Appartement La Rochelle 108 m²



PRIX DE VENTE : 610 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITÉ

7 Rue Pas du Minage
France, 17000, La Rochelle



TÉL : +33586580078
immobiliere@coldwellbanker.fr

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!

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	108.0 m ²	Ascenseur :	Oui
Taxe foncière :	€2.00	NB de pièces :	5 rooms	NB de chambres :	2 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

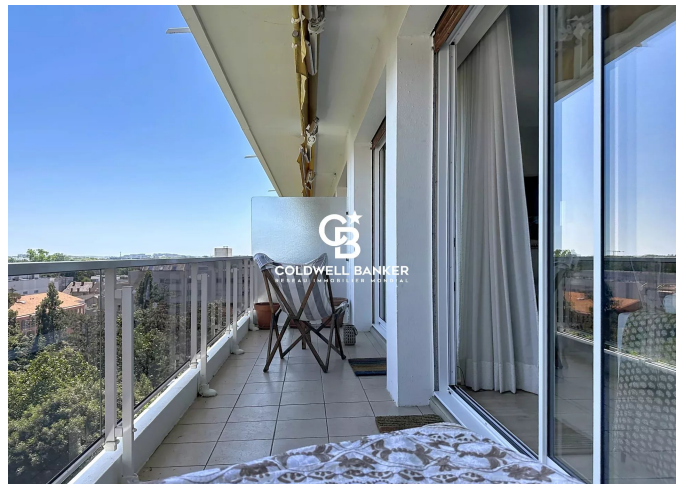
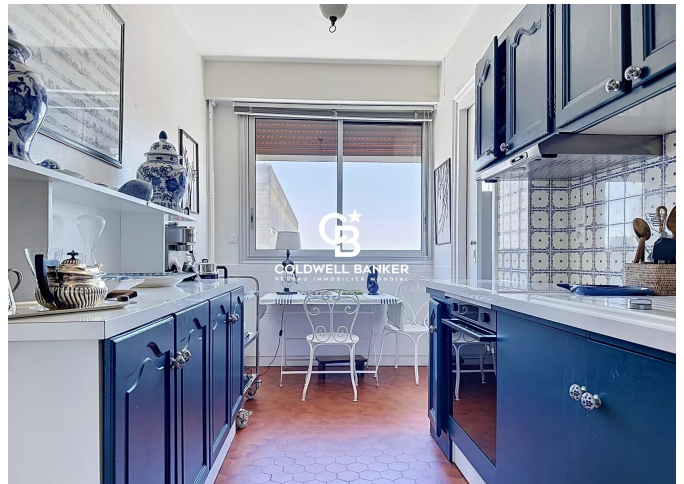
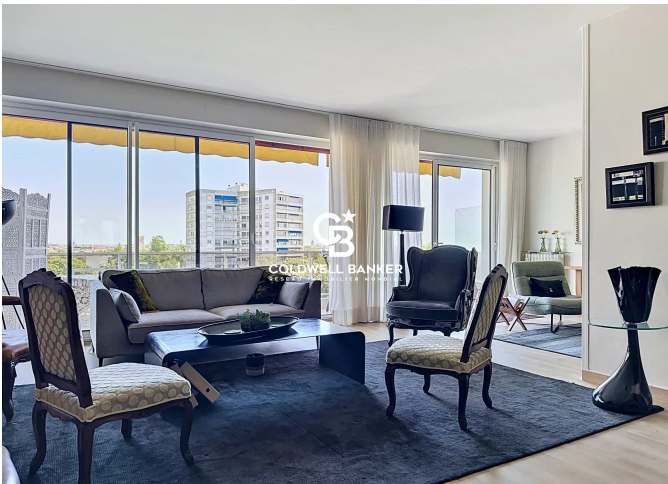
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 174

Indice d'émission de gaz à effet de serre (GES) : A 4



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