

Appartement La Rochelle 109 m²



PRIX DE VENTE : 595 000 €

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EXCLUSIVITÉ

DESCRIPTION

Located in the heart of La Rochelle's historic center, this penthouse occupies the top floors of a period building in excellent condition. The double exposure and direct view of the cathedral both provide endless light and a privileged living space.

From the entrance hall, you are welcomed into a generous living-room bathed in natural light. The lower floor features an independent kitchen, a first cozy bedroom, a bathroom and a separate toilet. The floor plan focuses on clarity and a seamless flow, emphasizing the original volumes.

On the upper floor, the sleeping area is divided into two additional bedrooms and a second bathroom. An independent walk-in closet offers ample storage for families.

Another key asset of this duplex apartment is the independent studio on the top floor. This private space presents a rare opportunity, ideal for a home office, a guest room or a rental project.

The location and versatile layout of this penthouse are exceptional historic charm combined with the comfort of a well-designed home in the very heart of the city center.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	109.0 m ²	Taxe foncière :	€2.00
NB de pièces :	6 rooms	NB de chambres :	4 bedrooms		

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

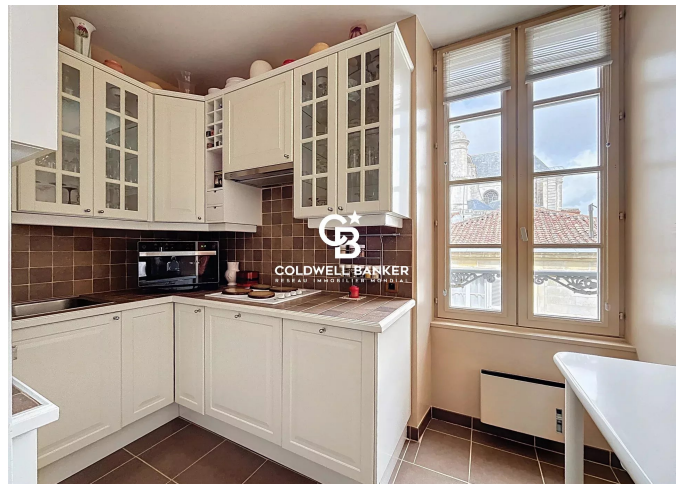
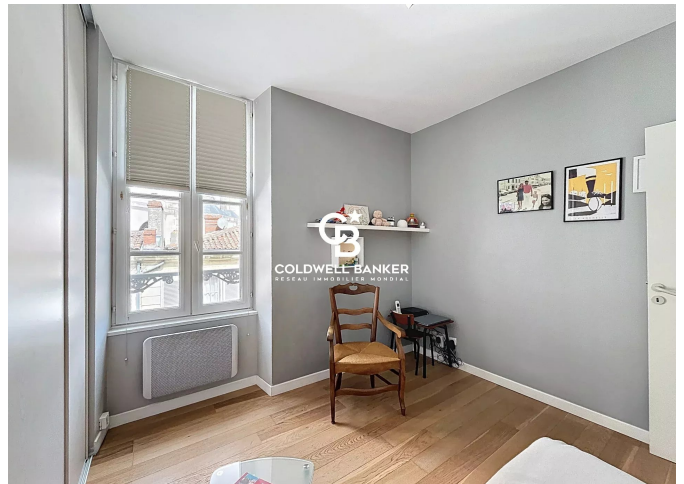
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 209

Indice d'émission de gaz à effet de serre (GES) : B 8



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