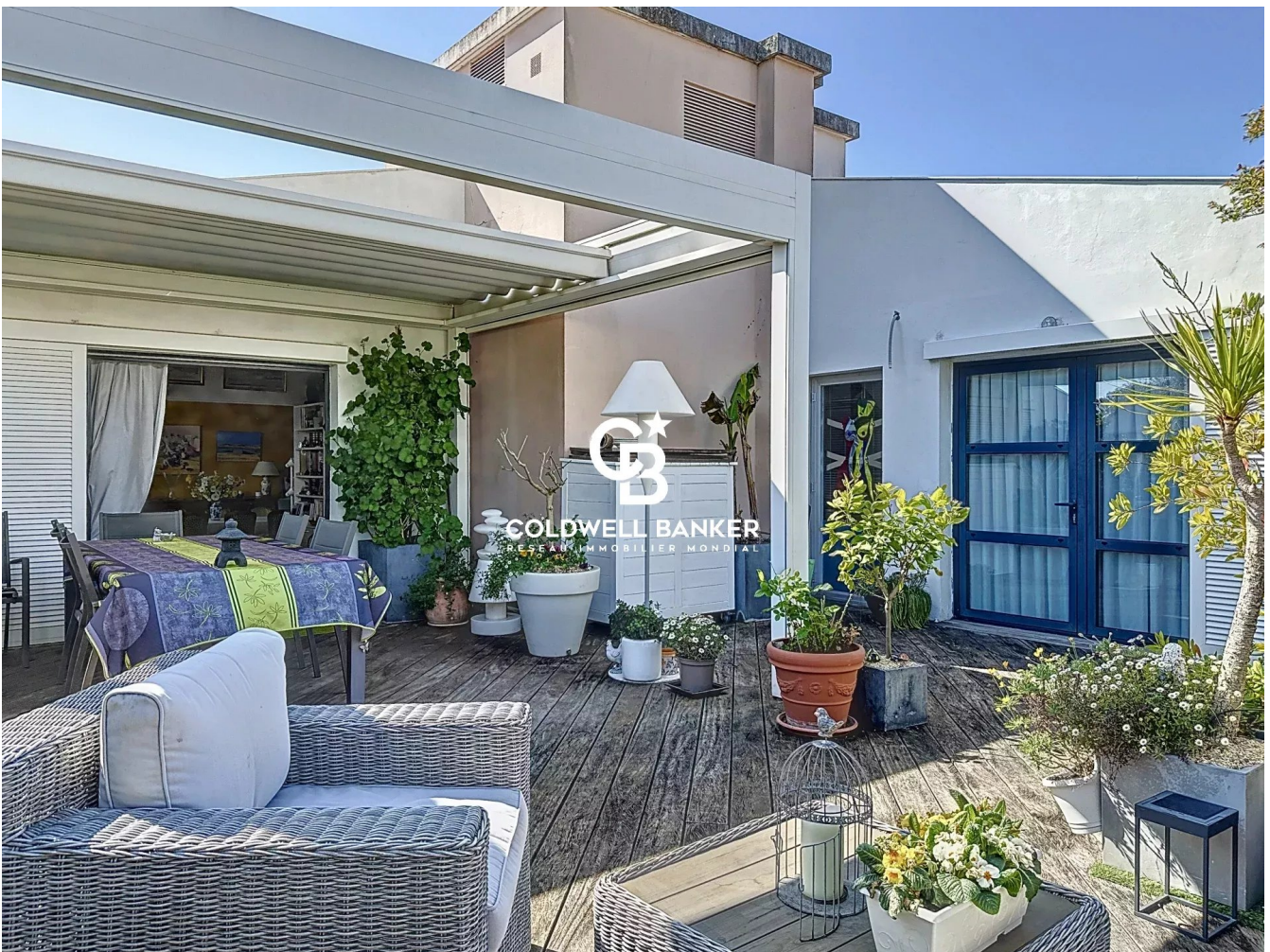


Appartement La Rochelle 149 m<sup>2</sup>

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PRIX DE VENTE : 1 295 000 €

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EMAIL : [IMMOBILIERE@COLDWELLBANKER.FR](mailto:IMMOBILIERE@COLDWELLBANKER.FR)

## DESCRIPTION

On the top floor of a residence with lift, this exceptional flat is located just off the allée du Mail in La Rochelle, around 500 metres from the ocean.

It boasts a stunning terrace, right in the canopy of Parc Franck Delmas, a peaceful spot just a few minutes by bike from the euphoria of La Rochelle city centre.

The living space, comprising a dining room, lounge and open-plan kitchen, spans around 90m<sup>2</sup>. The coconut parquet flooring, windows to the outside and fittings make this a splendid place to live.

The night space comprises a master suite with dressing room and shower room, as well as two other bedrooms and a second shower room, providing comfortable accommodation.

A fitted cellar for ageing wine and a cellar for storage complete this flat.

Two private parking spaces and a detached garage are linked to this property, which boasts outstanding amenities in La Rochelle!

« Risk information available on the Géorisques website : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) ».

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	149.0 m <sup>2</sup>	Ascenseur :	Oui
Taxe foncière :	€3.00	NB de pièces :	4 rooms	NB de chambres :	3 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

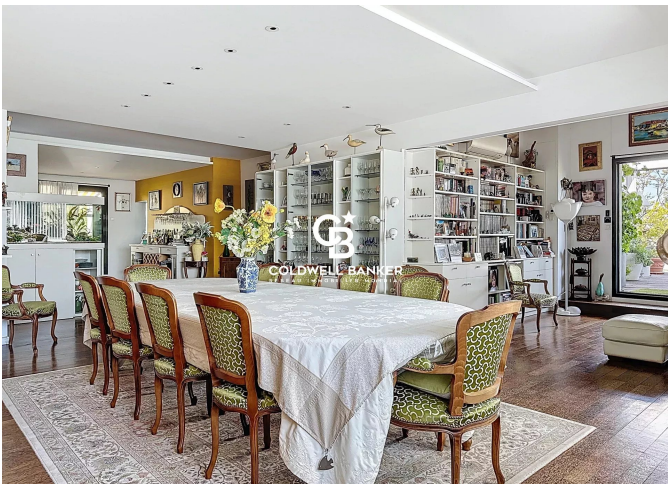
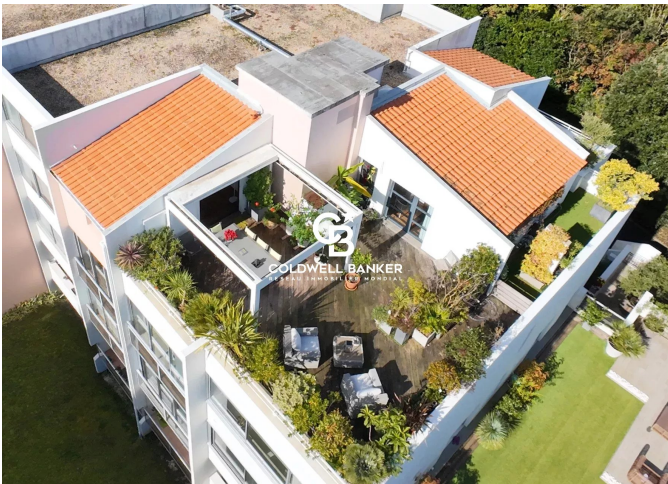
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 216

Indice d'émission de gaz à effet de serre (GES) : D 42



**COLDWELL BANKER**  
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