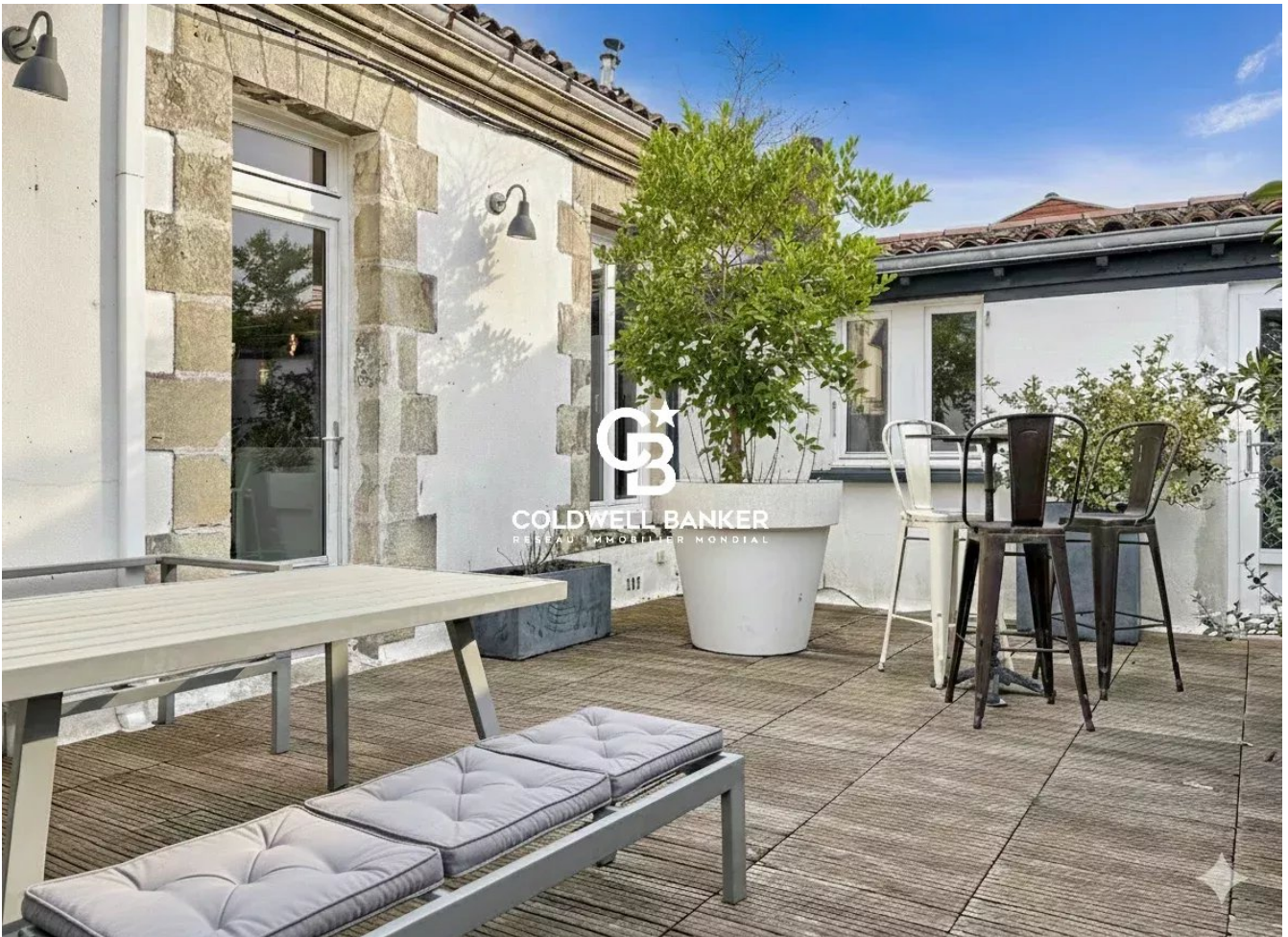


Appartement La Rochelle 87 m<sup>2</sup>

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PRIX DE VENTE : 727 000 €

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

## DESCRIPTION

Located on a quay in La Rochelle's Old Port, this apartment enjoys a privileged location, offering peace and quiet in the heart of the city.

With a surface area of approximately 87 m<sup>2</sup>, it occupies the first and top floor of a characterful building, with private access directly from the quay. Completely renovated in 2023 with high-quality materials and fittings, it offers a successful balance between old-world charm and the comfort of contemporary renovation.

The apartment is organized around a dual-aspect living room, facing south and north, which enjoys beautiful natural light. The open-plan kitchen blends harmoniously into the living space, enhanced by period parquet flooring. A first bedroom, which can be adapted thanks to a removable partition, allows the space to be adjusted according to use, offering the possibility of a more generous living room or a second bedroom. A separate toilet and shower room complete this space.

The master bedroom has its own bathroom, ensuring comfort and privacy. Outside, a 32 m<sup>2</sup> south-facing terrace naturally extends the living spaces, constituting a real asset to this property.

A unique and adaptable property, ideal for those looking for a characterful address in the Old Port, combining calm, light and quality renovation.

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

## CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	87.47 m <sup>2</sup>	Nombre de lots :	5
Taxe foncière :	€1.00	NB de pièces :	3 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](http://www.georisques.gouv.fr)

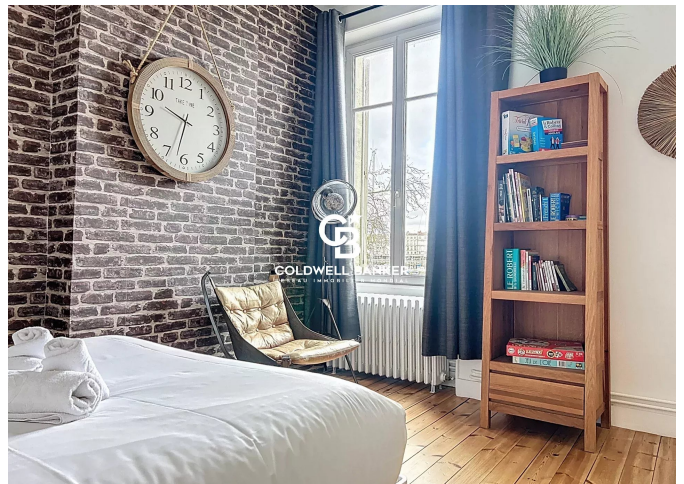
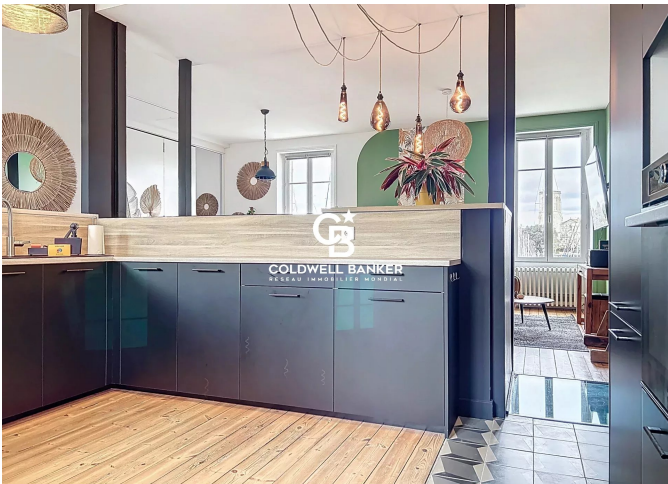
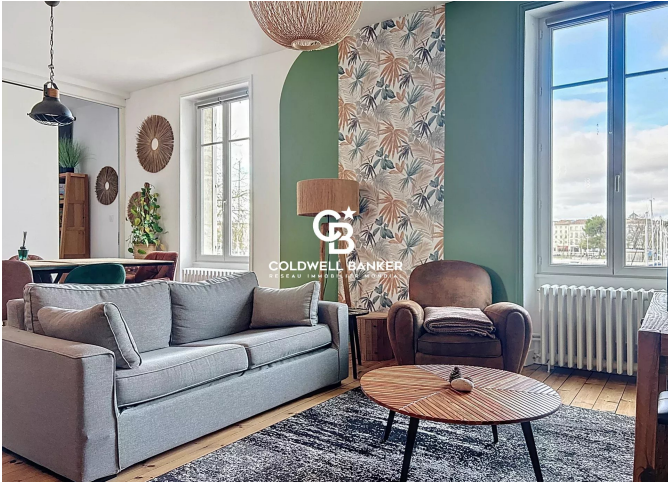
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 205

Indice d'émission de gaz à effet de serre (GES) : C 29



**COLDWELL BANKER**  
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