

Appartement Rochefort 95 m²



PRIX DE VENTE : 432 500 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

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.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	95.64 m ²	Ascenseur :	Oui
Nombre de lots :	18	NB de pièces :	4 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 119

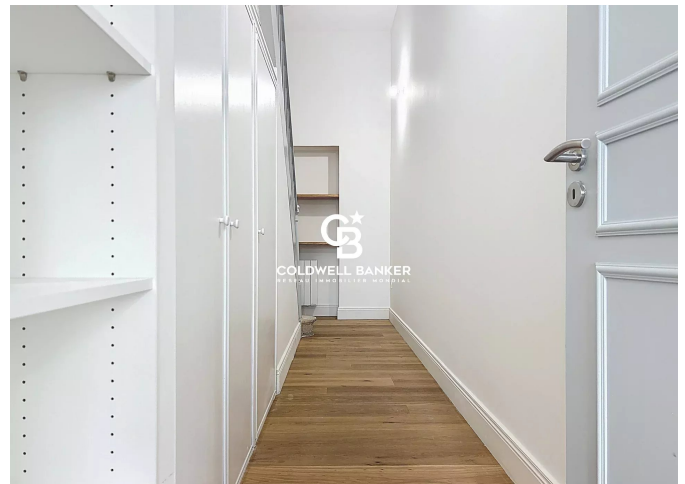
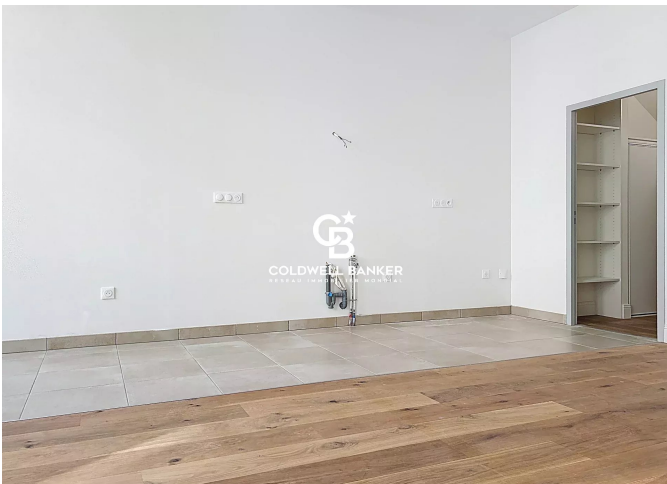
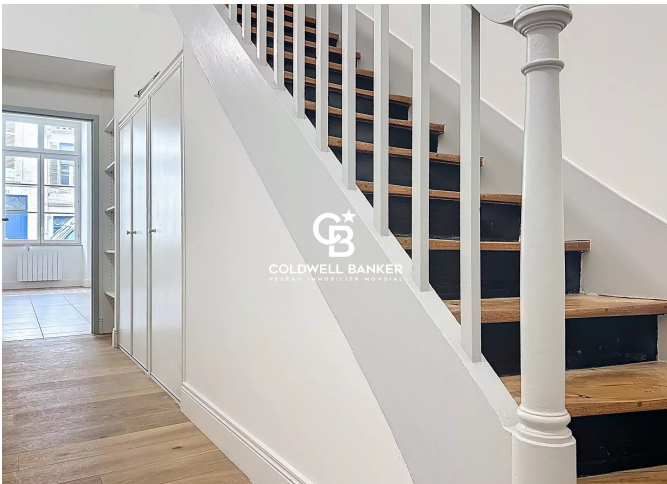
Indice d'émission de gaz à effet de serre (GES) : A 4



COLDWELL BANKER
EUROPA REALTY



Surfaces habitables	
RdC	
Entrée	3,9 m ²
Espace de vie	33,6 m ²
WC	1,4 m ²
Déplacement	6,7 m ²
R+1	
Chambre G1	14,3 m ²
Chambre G2	11,7 m ²
Salle d'eau	6,4 m ²
Déplacement	12,4 m ²
Total Surf. Hab.	90,4 m²
Stationnement (P02)	1 pl
Cave (A02)	5,6 m ²
Emprise élévateur	1,9 m ²



7 Rue Pas du Minage
France, 17000, La Rochelle



TÉL : +33586580078
immobiliere@coldwellbanker.fr