COLDWELL BANKER
EUROPA REALTY

Building La Rochelle 55 m²



SALE PRICE : 399 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITY

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

Ideally located in the immediate vicinity of the famous La Rochelle Old Port and just a few steps from the central market, come and discover this rare property on the market.

This single-ownership building offers multiple possibilities and consists of three distinct units:

A charming 55 sqm one-bedroom apartment, accessible via a private entrance on the ground floor. The first floor features a beautiful living room, a separate kitchen, a comfortable bedroom, and a shower room. A large built-in closet and a separate toilet complete the practical layout of this property.

Two large garages are located on the ground floor.
One of them is equipped with a motorized door for optimal ease of use.

The highlight: Total flexibility for your project!
This is a superb opportunity to combine a rental investment with the purchase of parking spaces, a rare commodity in the city center.

The complex is currently rented, ensuring immediate income. However, the leases are subject to short notice periods. You therefore have the complete freedom to reclaim one, two, or all three units according to your personal needs or investment strategy.

The building is in good condition and has recently undergone exterior work, notably facade restoration and zinc/guttering work.

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FEATURES

Property type:	Building	Area:	55.0 m²	Property tax:	€1.00
Number of rooms:	3 rooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 295

Greenhouse gas emissions (GHG) index: E 64

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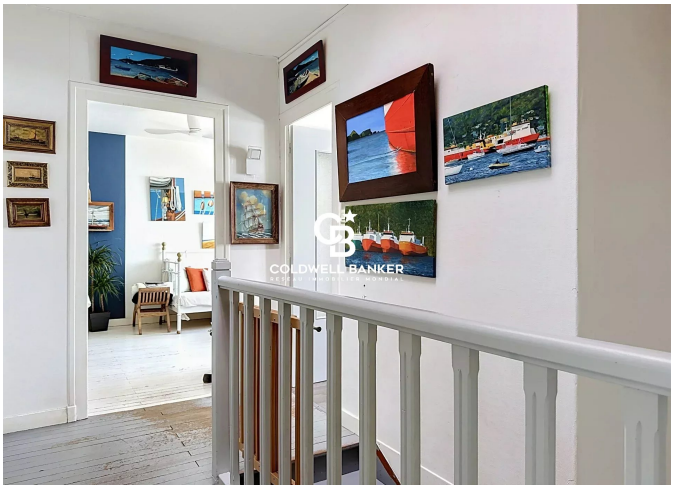





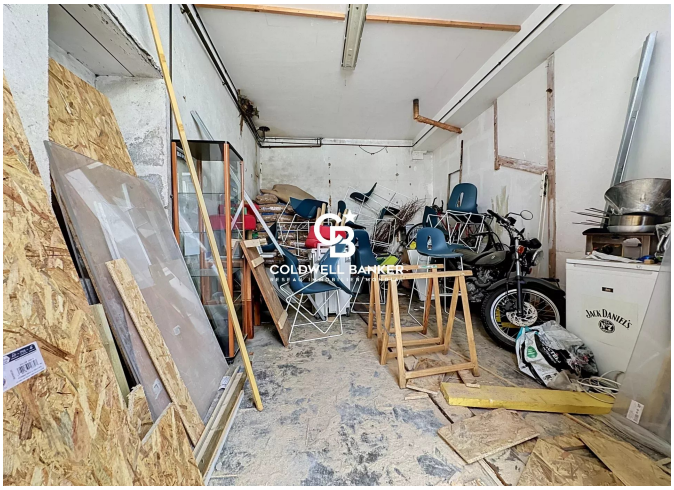



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