



## Apartment

LA ROCHELLE (17)

**291 000 €\***

\* Agency fees to be paid by the seller



81 m<sup>2</sup>



3 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

Come and discover this vast apartment of 81m<sup>2</sup>, in good condition, located in LA ROCHELLE with lift, balcony, parking space, garage and cellar. It is located on the 4th floor with elevator, it benefits from a beautiful light (South-West exposure) and an unobstructed view. All shops are within walking distance, schools (500m), college and high school also and a bus line serving the city center is at the bottom of the building. It consists of an entrance with a large closet, an independent kitchen of 13m<sup>2</sup> fully furnished and equipped with direct access to the balcony (possibility of installing a table and 4 chairs), a living room of 23m<sup>2</sup> with also access to the balcony. For the sleeping area, it includes two bedrooms of 11 and 13m<sup>2</sup>, a spacious bathroom and a separate toilet. Hot water and heating are provided by a recent individual boiler. The residence is well maintained, administered by a professional trustee, secure and the caretaker is present for each of the co-owners. A visit is a must without further delay... Nombre de lots de la copropriété : 205, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(Syndic,entretien parties communes, eau froide) : 1480€ soit 123€ par mois. Les honoraires sont à la charge du vendeur.

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).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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Agent

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ROCHELLE

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 838448

Property type ..... Apartment

Year of construction ..... 1975

Floor number ..... 4

Floors count ..... 7

Exposure ..... S-W

View ..... Vue dégagée, sur Ville

### SURFACES

Living space ..... 81 m²

Surface Carrez Law ..... 80.98 m²

Living room surface ..... 23 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 205

Condominium fees ..... 123 €/mois

Share of expenses ..... 1 480 €

### COMPOSITION

Number of rooms ..... 3

Number of bedrooms ..... 2

Toilets count ..... 1

Washrooms ..... 1

Balcony ..... 1

### DPE/GES

DPE ..... 123

GES ..... 26

### APPENDIX

Parking ..... extérieur

Parking space ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Elevator ..... Yes

Heater ..... gaz

Kitchen ..... aménagée

Interpcom ..... Yes