



Apartment

ROCHEFORT (17)

109 500 €*

* Agency fees to be paid by the seller



33 m²



2 pièce(s)



1 chambre(s)

PROPERTY DESCRIPTION

Located in the heart of Rochefort, I offer you this 33 m² apartment offering a comfortable and functional living space.

Its fitted and equipped kitchen open to the living room will allow you to cook while enjoying your guests. Its separate bedroom with window onto the courtyard has a large sliding cupboard and leads to the bathroom.

Additionally, it also has a cellar and a shared courtyard, providing additional spaces for your storage and relaxation needs. Currently rented for €550/month, this property offers attractive profitability, making this apartment a lucrative investment opportunity. Don't miss this unique opportunity to invest in real estate in Rochefort.

Furnished apartment, fully equipped.

Small co-ownership of 5 apartments, voluntary trustee, no charges.

Contact me to schedule a visit.

Nombre de lots de la copropriété : 5, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(ARC = 160€/an + Assurance copro = 345€/an + Eau = 46€/an = 551€/5 = 110€/12mois = 9,18€) : 10€ soit 0€ 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!



Leslie COURAUD

ROCHEFORT (17300)

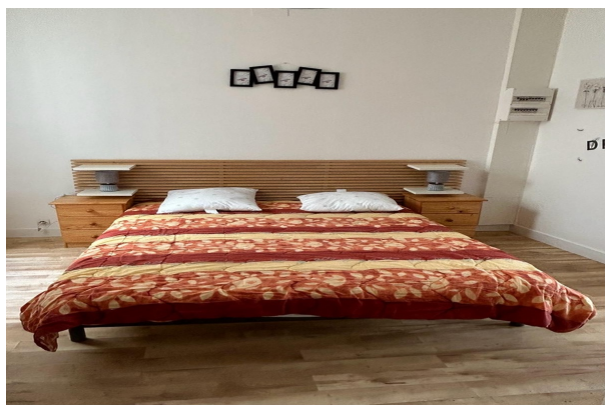
Agent

RSAC : 895 405 371 00017

Courts service city : LA
ROCHELLE

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 850900

Property type Apartment

Year of construction 1900

Floors count 3

Exposure North

Furnished Yes

SURFACES

Living space 33 m²

Surface Carrez Law 32.77 m²

Living room surface 20 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 5

Condominium fees 1 €/mois

Share of expenses 10 €

COMPOSITION

Number of rooms 2

Number of bedrooms 1

Number of bathrooms 1

Toilets count 1

DPE/GES

DPE 220

GES 6

APPENDIX

Cellar 1

Videophone Non

SERVICES

Heater électricité

Kitchen américaine



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle