

High quality 2 bedroom new-build off-plan apartments in La Rochelle. Private garden and terrace. Ready 2024



INFORMATION

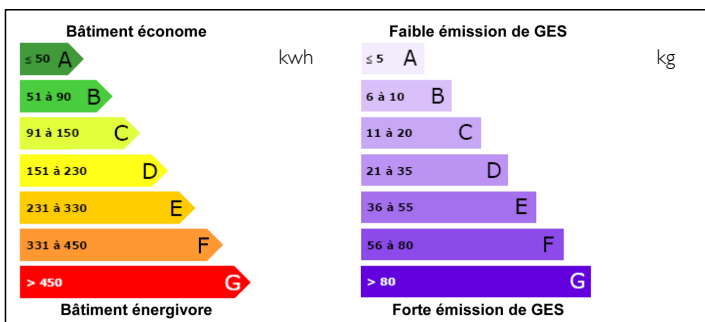
Town:	La Rochelle
Department:	Charente-Maritime
Bed:	2
Bath:	1
Floor:	56 m ²
Outside Space:	70 m ²

IN BRIEF

Ideally located in the La Rossignollette residential area of La Rochelle, close to all amenities, the development comprises 21 private homes that take advantage of the surrounding green space. These living spaces have a double exposure (south/west) from the living room, garden, terrace or loggia. Your privacy is preserved thanks to the vegetation, so there is little vis-à-vis. The communal areas allow you to share the outside space with your neighbours, particularly around the shared vegetable garden. The micro-forest allows you to recharge your batteries and offsets the neighbourhood's carbon footprint.

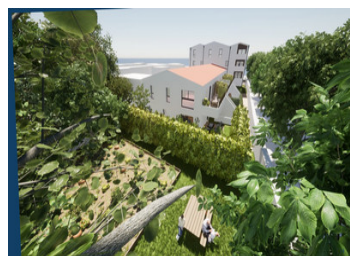


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Ground floor level apartment comprising:

Entrance hall – 4,30m²

Bathroom – 6,10m²

Bedroom 1 - 11,90m²

Bedroom 2 - 9m²

Open plan living room and kitchen of 25,40m² with access to the private terrace 48,70m² and private garden 21,70m².

Shared communal garden with vegetable plot, bordered by protected wooded area.

NB. A larger 2 bed apartment is available (75m² habitable) with 89m² private garden at a higher price.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES