

Ref: A18506CYU17

Price: 349 500 EUR

agency fees to be paid by the seller

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



### INFORMATION

Town: La Rochelle

Department: Charente-Maritime

Bed: 2

Bath:

Floor: 56 m<sup>2</sup>

Outside Space: 10 m2









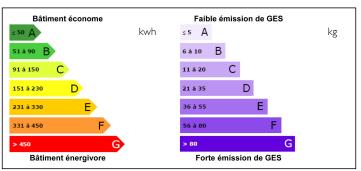




#### IN BRIEF

.Ideally located in the La Rossignolette residential area of La Rochelle, close to all amenities, the Horaé 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.





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### **DESCRIPTION**

First floor level apartment comprising: Entrance hall – 4,30m2 Bathroom with WC – 6,10m2 Bedroom 1 - 11,90m2 Bedroom 2 -9m2

Open plan living room and kitchen of 25,40m2 with access to the private terrace 10,90m2.

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

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

## NOTES