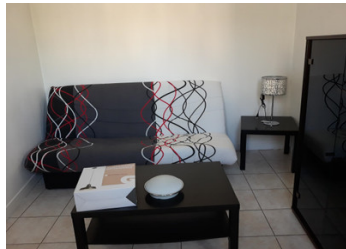


Ideal investment opportunity comprising two houses and four studios in seaside university town of La Rochelle.



## INFORMATION

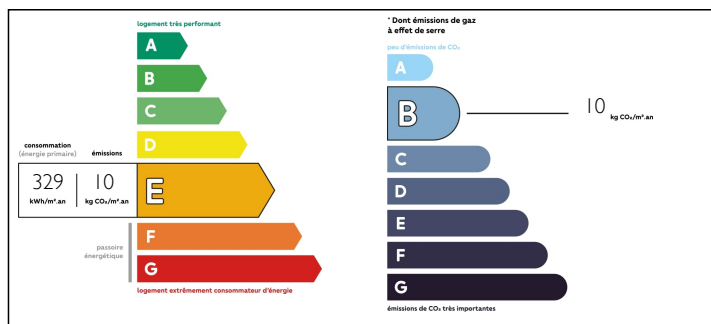
Town:	La Rochelle
Department:	Charente-Maritime
Bed:	4
Bath:	6
Floor:	206 m2
Plot Size:	287 m2



## IN BRIEF

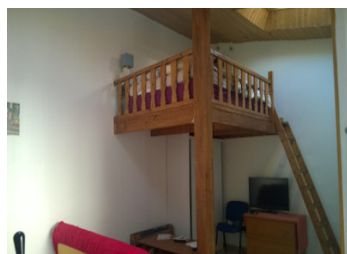
This ensemble of residential property has been let on an annual basis, and comprises four furnished studios and two unfurnished town houses. The studios make ideal student accommodation, due to the close proximity to the university, or equally for young professionals as close to the town centre. La Rochelle is very much in demand as a tourist destination, due to its vibrant cultural and social life, historic interest, sailing community, bars and restaurants. The town has excellent transport links, with it's own airport, and the property is 1km from the TGV railway station.

## 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

The four studios are all on the ground floor and range from 20m<sup>2</sup> to 28m<sup>2</sup>. Two have a lounge with open kitchen, two have a separate kitchen, and all have a bathroom with shower, sink and wc. Three of the studios also have a mezzanine sleeping area.

The two town houses are let unfurnished and each have a lounge with open kitchen, a bathroom with shower, sink and toilet, and each house has 2 bedrooms on the first floor.

There is a communal outside courtyard with bike shed. Parking is free on the street.

Last annual rent achieved €41,028 after charges.

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

## LOCAL TAXES

Taxe foncière: 3386 EUR

## NOTES