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## 3 bedroom New Build in Charente-Maritime

La Rochelle , Charente-Maritime , Nouvelle Aquitaine



**€560,000**

inc. of agency fees

3 Beds    2 Baths    22 sqm    83 ha

Located On The Banks Of The Romsay Canal, A Classified Natural Site, A Popular And Sought-after Location! Between Nature And The...

### At a Glance

**Reference** MFH-  
PROAN2133290

**Bed** 3

**Land** 83 ha

**Near to** La Rochelle

**Bath** 2

**Pool** No

**Price** €560,000

**Hab.Space** 22 sqm

**Land Tax** N/A

### Property Description

Located on the banks of the Rompsay canal, a classified natural site, a popular and sought-after location! Between nature and the city centre, live in this modern, intimate residence, 5 minutes by bike from the old port and all its amenities.

The La Rochelle residence fits perfectly into the neighbourhood with a modern architecture combining wood and plants while exceeding the latest environmental requirements. Take advantage of this green setting. Stroll through the residence taking advantage of the shared gardens and vegetable gardens, as well as a micro-forest conducive to biodiversity. The little extra, a 120 m<sup>2</sup> rooftop accessible to all!

The new residence comprises apartments from T2 to T5 (one-storey and duplex). Your crossing accommodation, double or triple exposure, has an exterior and a parking space in the basement accessible by lift. Your apartment entrance is via an exterior passageway overlooking the gardens. Each living room faces south. Price range from 275,000 euro to 1,520,000 euro. Tell us what size apartment you're looking for, and we'll send you a tailor-made selection.

### Summary

Property type:	New Build and Off-Plan
Bedrooms:	3
Bathrooms	2
Price	€560,000

### Key Information

Internal Area:	22 sqm
Land Area:	83 ha

### Location: Nouvelle Aquitaine



## Gallery



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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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**S. and L. BROWN**



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