



## APPARTEMENT T3 , DERNIER ÉTAGE, CAVE ET GARAGE



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 146,686.01

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Rochefort  
ZIP code: 17300  
Posted: Apr 25, 2026

### Description:

Located in the peaceful district of Chante-Alouette (Northwest of Rochefort), discover this 62 m2 apartment offering calm, brightness and an unobstructed view.

You enjoy the proximity of shops, services and transport, while staying in a preserved environment. Its position on the 3rd and last floor guarantees you a total tranquility, without any neighbors above.

The property has rare assets in the city center:

A private garage, essential to park your vehicle safely or for storage.

A private cellar to complete the storage spaces.

The residence is secure and well maintained, offering a serene living environment.

With a living area of 62 m2 (61.87 m2 Loi Carrez), the apartment is bathed in light thanks to its dominant position:

Living area: A functional layout with an entrance and a living room offering an unobstructed view.



Night area: Currently configured with 2 comfortable bedrooms.

Potential: For investors or specific needs, there is a possibility of rearranging to create a 3rd bedroom.

Anne-Gaëlle's opinion: This property is an opportunity on Rochefort. The "Top floor + Garage + Cellar" combo is extremely sought after and ensures excellent heritage value. Whether for a main residence or a rental investment, this healthy and evolving apartment will seduce you with its brightness and absolute calm.

Built: 1970

### Common

Bedrooms: 2  
Bathrooms: 1  
Finished sq. ft.: 62 sq m  
Floor Number: 3

### Room details

Total rooms: 3

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 271

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/AGHX-T726983/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T726983/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 1638246

