



# PIERRE&AZUR

## Reventes et transactions

83 000 €

Buying appartement

1 room

Surface : 21 m<sup>2</sup>

Year of construction : 2004

Exposition : Sud ouest

View : Citadine

Hot water : Collective

Inner condition : Bon

Standing : Résidentiel

Building condition : Ravalement fait

Amenities :

Ascenseur, Double vitrage, Résidence sécurisée, Calme, Résidentiel, Piscine

1 terrace

1 shower

1 WC

#### Legal information

83 000 € fees included

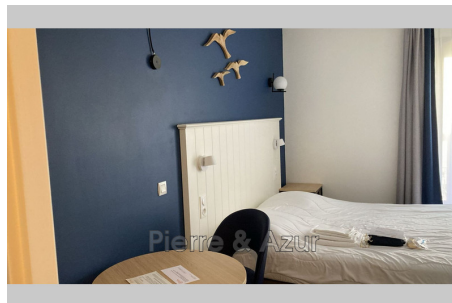
7,79% VAT of fees paid by the buyer (77 000 € without fees), well condominium (109 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### Appartement 100 La Rochelle

Are you looking to make a profitable real estate investment (4.80% net of charges) without any management or maintenance worries, right in the heart of a tourist town on the Atlantic Coast? With the benefits of a secondary residence managed by an operator, allowing you to stay in the property at discounted rates and access over a hundred destinations through an exchange program? This is the case with this apartment leased under a commercial lease by Pierre & Vacances, the European leader in holiday residences, enabling the owner to receive guaranteed rents net of charges, benefiting from the favorable tax treatment of non-professional furnished rental (LMNP). The residence enjoys an exceptional location near the Old Port of La Rochelle, featuring a beautiful indoor pool covered by a glass roof. This apartment comfortably accommodates 3 people, with a first bed in the entrance area as well as a sofa bed in the living room. The living room...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 490 and 710 € (reference year 2023)  
Document non contractuel - 23/06/2026



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