

## Poitiers city centre, beautiful renovated 4. bed apartment, lift and cellar



## INFORMATION

Town:	Poitiers
Department:	Vienne
Bed:	4
Bath:	1
Floor:	165 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



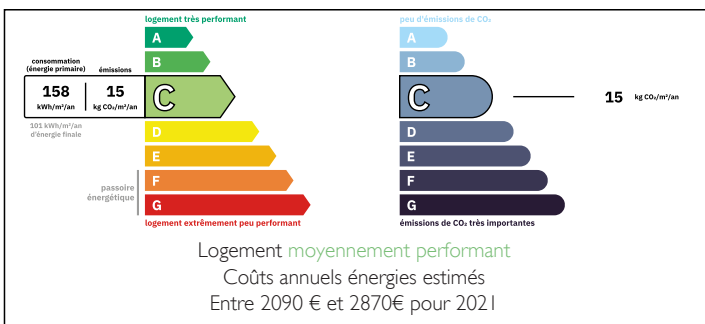
## IN BRIEF

Fully renovated 165 m<sup>2</sup> apartment near the Prefecture, on the 3rd floor of a luxury building with elevator.

It features a bright 44 m<sup>2</sup> living/dining room, a 20 m<sup>2</sup> fitted kitchen, three bedrooms, an office or spare bedroom, a bathroom with bathtub and shower, and two toilets.

Includes a private attic and cellar. Charges cover collective heating, elevator, and common area maintenance. Theater parking is 50 m away.

## 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

Ideally located close to the Prefecture, this fully renovated 165 m<sup>2</sup> apartment is set on the third floor of a prestigious, perfectly maintained building with elevator.

From the spacious entrance hall, you are welcomed into a bright and elegant 44 m<sup>2</sup> living and dining area, offering generous volumes and a pleasant layout for everyday living and entertaining. The separate 20 m<sup>2</sup> kitchen is fully fitted and equipped, combining functionality with comfort. The apartment features three beautiful bedrooms, as well as an additional room that can be used as an office or guest bedroom. A large bathroom includes both a bathtub and a shower, complemented by a separate toilet for added convenience.

Additional assets include a private attic and a cellar, providing valuable storage space. The building benefits from collective heating with a recent boiler, and the charges include heating, elevator service, and maintenance of the common areas.

A major advantage is the Theater public parking located just 50 meters from the residence, ensuring easy parking in this sought-after area. This spacious and refined apartment offers an exceptional living environment in the heart of the city.

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Co-owned building of 35 units  
Provisional annual charges: 5248€

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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 habitation: EUR

## NOTES