

## Poitiers - Renovated 2 bed apartment with parking and cellar



## INFORMATION

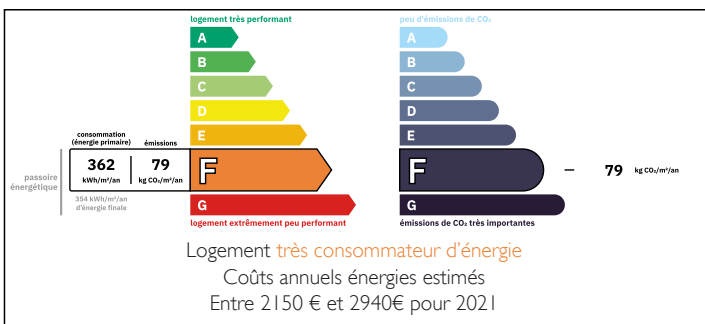
Town:	Poitiers
Department:	Vienne
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	0 m2



## IN BRIEF

Rare opportunity at the gateway to Poitiers city centre, between the Cathedral district and university campus. This beautifully renovated 75 m<sup>2</sup> apartment is set on the raised ground floor of a well-maintained residence and offers a bright, peaceful living environment. Perfectly laid out, it features a spacious living room with open-plan fitted kitchen, two generous bedrooms, office space, dressing area, modern bathroom and separate WC. Recently renovated throughout (paintwork, flooring, kitchen and bathroom), it is presented in excellent condition and ready to move into. Private parking space and cellar included. Service charges include heating, hot and cold water, and maintenance of common areas.

## 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

A Rare Opportunity at the Gateway to Poitiers City Centre – Cathedral District

Beautifully Renovated 3-Room Apartment | Parking & Cellar Included

Ideally located at the foot of Poitiers city centre, between the Cathedral district and the university campus, this superb 75 m<sup>2</sup> apartment offers a rare blend of charm, comfort, and convenience.

Set on the raised ground floor of a well-maintained residence, this bright and peaceful apartment has been thoughtfully redesigned to offer both style and functionality. Its well-balanced layout features a spacious living area with lounge and dining space, seamlessly opening onto a modern fully fitted and equipped kitchen.

The sleeping area includes two generous bedrooms, a dedicated office space ideal for remote working, a dressing area, and a contemporary bathroom, complemented by a separate WC.

Recently renovated throughout, the apartment is presented in excellent condition, with quality finishes including new paintwork, updated flooring, a stylish modern kitchen, and a refurbished bathroom—ready to move into with no work required.

A private parking space and cellar complete this property, adding valuable everyday comfort and practicality.

A rare find in one of Poitiers' most sought-after locations, combining tranquillity, brightness, and immediate access to the historic centre.

Additional benefit: service charges include heating, hot and cold water, and maintenance of the common areas, offering excellent day-to-day comfort and ease of living.

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Co-owned building of 39 units

Provisional annual charges: 3000€

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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