COLDWELL BANKER
EUROPA REALTY

Apartment La Rochelle 112 m²



SALE PRICE : 868 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

In the heart of downtown La Rochelle, discover this exceptional apartment set within a recent high-end residence with an elevator. A rare find on the La Rochelle real estate market, this spacious property combines the prestige of a prime central address with modern comfort, free from the constraints of older buildings.

Bright living space with loggia and open views

The main reception area centers around a large dual-aspect living room with an open fitted kitchen. The sleek design maximizes natural light and flow. The living room opens onto a private loggia with unobstructed views over the rooftops of La Rochelle, perfect for enjoying outdoor space right in the city center.

An optimized night layout: primary suite and guest/children’s wing

The interior floor plan smartly separates the sleeping quarters to ensure complete privacy:

An independent primary suite with a spacious bedroom, custom walk-in closet, and private en-suite shower room.

A separate opposite sleeping wing featuring two additional bedrooms, a shared walk-in closet, and an independent bathroom.

Private double garage: a rare downtown asset

An exceptional feature in La Rochelle's historic district, this apartment includes a very large private secure double garage. Its generous size easily accommodates two vehicles while providing substantial extra storage space.

Prime location in central La Rochelle

Walk everywhere: the Old Port, local markets, shops, and transport links are all within easy reach. This high-end property is ideal as a primary residence, a prestigious holiday home, or a long-term real estate investment.

Key features:

Type: 3-bedroom apartment (T4)

Amenities: Recent residence, elevator, loggia with open views

Parking: Large private enclosed double garage

Location: Central La Rochelle / Old Port within walking distance

Contact us to arrange a private viewing of this exceptional property.

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FEATURES

Property type:	Apartment	Area:	112.0 m²	Elevator:	Oui
Number of rooms:	6 rooms	Number of bedrooms:	3 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 96

Greenhouse gas emissions (GHG) index: A 3

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