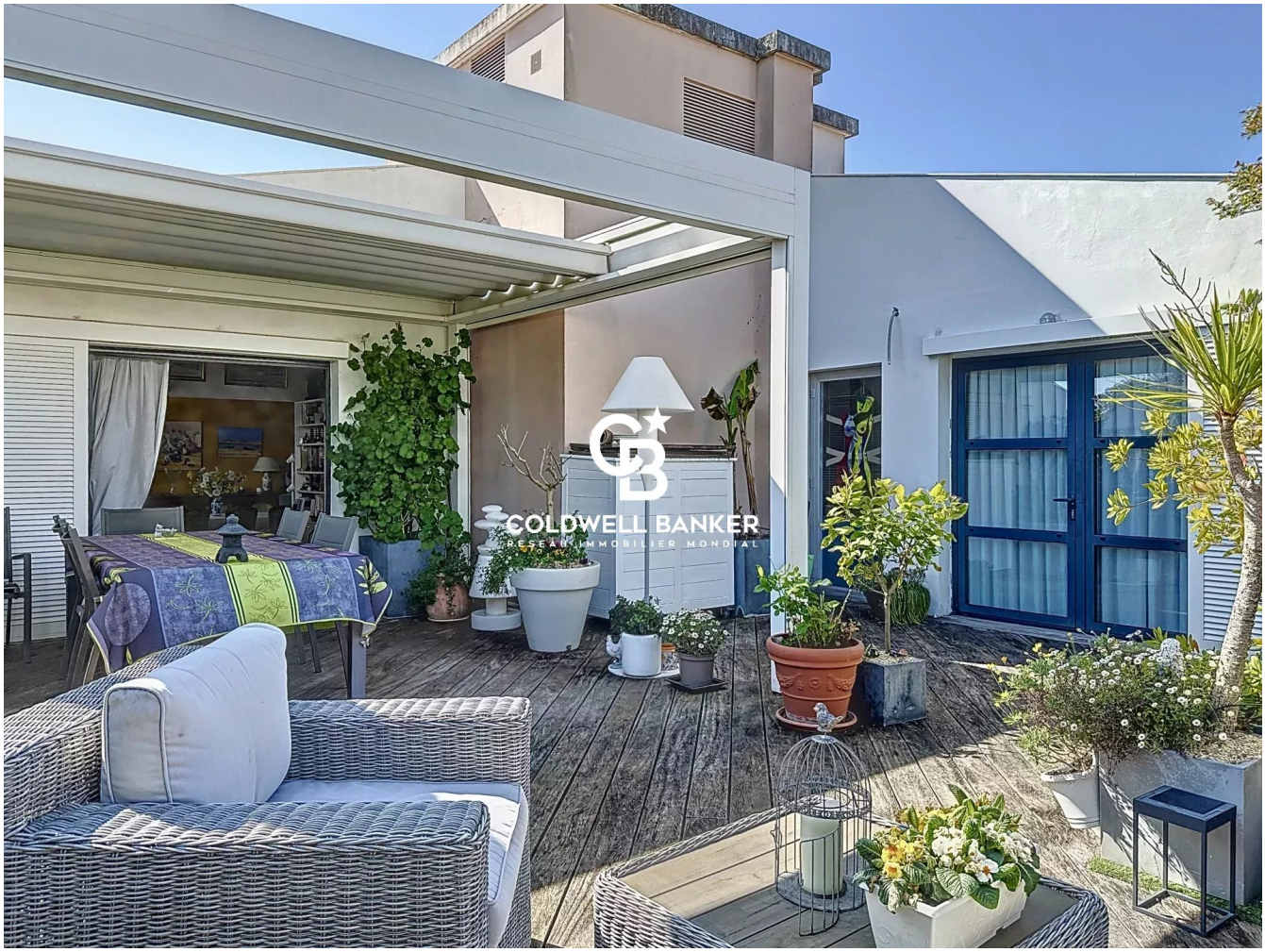
COLDWELL BANKER
EUROPA REALTY

Apartment La Rochelle 149 m²



SALE PRICE : 1 195 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

DESCRIPTION

A premium address between the ocean and nature.
Just 500 meters from the coastline and a few steps from the iconic Allée du Mail, discover this top-floor apartment with an elevator. Tucked away from the hustle and bustle, between the ocean and the highly sought-after Franck Delmas Park, this rare property embodies a privileged way of living in La Rochelle, with the historic city center just minutes away on foot or by bicycle.

An extraordinary exterior: your private rooftop.
A true asset of this prestige apartment, the 94 sqm of outdoor space acts as a natural extension of the home. The spectacular, landscaped main terrace seems to float above the canopy, offering a haven of absolute serenity, suspended in time.

A majestic, light-filled living area.
Inside, the roughly 90 sqm reception area unfolds seamlessly. It brings together a spacious living room, a dining room, and an open-plan kitchen. Thanks to large bay windows, the boundary between indoors and outdoors disappears. The coconut fiber flooring adds a touch of natural elegance, blending noble materials with contemporary comfort.

A sleeping area designed for privacy.
Perfectly separated from the living space, the night area offers 3 bedrooms, including a luxurious master suite with a walk-in closet, a private en-suite bathroom, and direct access to the main terrace. The other two bedrooms also enjoy their own outdoor access and share a second modern bathroom.

Rare additional amenities for the area:

Parking: A private closed garage and two private parking spaces (an invaluable luxury in this neighborhood).

Storage and passion: A dedicated wine cellar for aging, complemented by a second storage cellar.

A singular living space where nature, light, and high-end luxury intertwine to offer a unique residential experience on the La Rochelle market.

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

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY

FEATURES

Property type:	Apartment	Area:	149.0 m²	Elevator:	Oui
Property tax:	€3.00	Number of rooms:	4 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

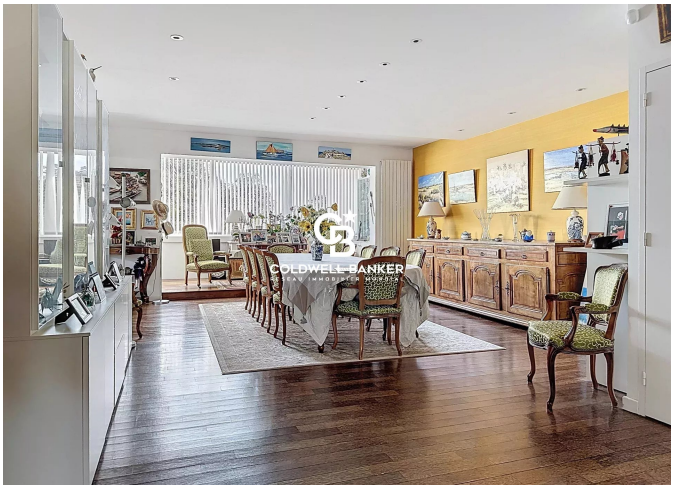
Energy performance diagnosis (EPD): D 216

Greenhouse gas emissions (GHG) index: D 42

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

COLDWELL BANKER
EUROPA REALTY













7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr