

Appartement La Rochelle 180 m²



PRIX DE VENTE : 1 570 000 €

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DESCRIPTION

Located in La Rochelle's Old Port, on the top floor of an 18th-century building, this 1,940 sq ft apartment occupies a truly unique address. The only building of its kind on this section of the quay, it stands out for its balconies on each floor, a rare feature that enhances its heritage character and elegance.

As soon as you enter, you are struck by the light and the view. The living room, which opens widely onto the port, offers a breathtaking panorama of the Towers of La Rochelle, the quays, and the maritime horizon. A spectacular, lively, and timeless perspective that accompanies every moment of the day.

The apartment occupies the entire floor, without any divisions, an exceptional privilege in this historic area. The volume, high ceilings, and fluid circulation give the whole a feeling of space and freedom. The old spirit has been fully preserved, subtly enriched with contemporary touches that bring comfort and originality.

The vast south-facing living room covers more than 50 m² and features a working fireplace, enhancing the warm atmosphere of the space. Two adjoining dressing rooms discreetly complete this reception area. The balcony is a natural extension of the room, offering a privileged view of the harbor.

The separate, fully equipped kitchen is designed for comfortable everyday use. A hallway clearly separates the living areas from the sleeping area, which consists of three bedrooms facing the interior courtyard, ensuring peace and privacy. Among them, a generous 300 sq ft suite completes the ensemble.

Bright and airy, the apartment combines grandeur with a gentle way of life. Lift access from the mezzanine floor is a rare feature for a building of this age.

An exceptional property, combining history, space, light and iconic views, ideal for lovers of heritage and unique addresses in the heart of La Rochelle.

Risk information available on the Géorisques website : www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	180.1 m ²	Ascenseur :	Oui
Taxe foncière :	€2.00	NB de pièces :	5 rooms	NB de chambres :	3 bedrooms

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

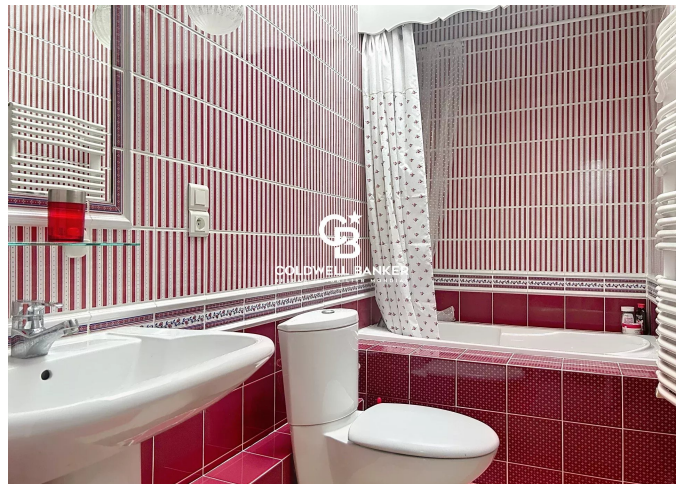
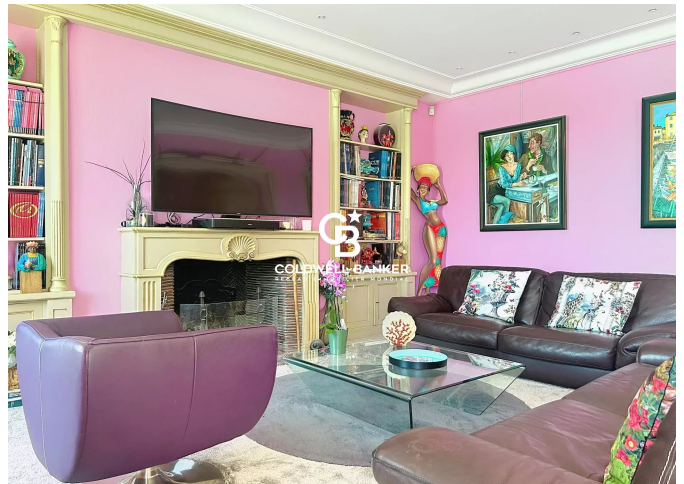
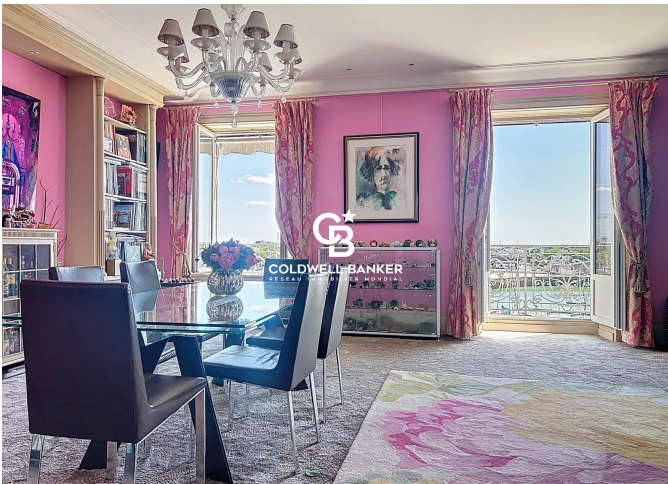
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 162

Indice d'émission de gaz à effet de serre (GES) : D 31



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