

Appartement La Rochelle 65 m²



PRIX DE VENTE : 598 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

DESCRIPTION

In the heart of La Rochelle's historic center, on an elegant cobblestone street just steps from the central market, Place de Verdun, and the Old Port, discover this character apartment located on the first floor of an exceptional building with an elevator.

From the moment you step inside, your eyes are drawn to the remarkable brightness of the living room. South-facing, it benefits from four large windows that flood the space with natural light throughout the day, highlighting every architectural detail.

The generous volumes, enhanced by a ceiling height of over three meters, reveal all the charm of yesteryear. Exposed beams, solid wood flooring, and clean lines blend harmoniously to create a warm, elegant, and resolutely timeless atmosphere.

The open kitchen integrates naturally into this convivial living space, designed for entertaining and sharing.

On the night side, the apartment offers two distinct areas: a first one deliberately open in a contemporary loft spirit, and a second, more intimate one, separated by a superb period wooden glass partition (verrière) that fully contributes to the unique character of the place.

Ample storage space optimizes daily life, while modern energy performance ensures a level of comfort rare for a city-center apartment with preserved character.

Here, a car becomes superfluous. The market, shops, restaurants, terraces, and the waterfront can all be reached on foot, offering every day the privilege of living at the peaceful rhythm of La Rochelle.

CARACTÉRISTIQUES

Type de bien :	Appartement	Surface :	65.4 m ²	Ascenseur :	Oui
Taxe foncière :	€1.00	NB de pièces :	3 rooms	NB de chambres :	2 bedrooms

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

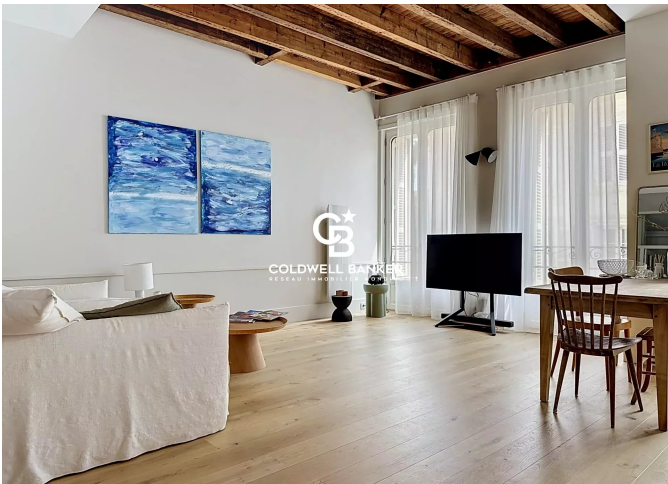
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 128

Indice d'émission de gaz à effet de serre (GES) : A 4



COLDWELL BANKER
EUROPA REALTY



7 Rue Pas du Minage
France, 17000, La Rochelle



TÉL : +33586580078
immobiliere@coldwellbanker.fr