

Hôtel particulier La Rochelle 426 m²



PRIX DE VENTE : 2 460 000 €

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DESCRIPTION

Built in 1850, this hôtel particulier stands as a testament to the golden age of La Rochelle's maritime history and remains an emblematic residence of the Delmas shipowning family. Behind its storied facade, this exceptional property invites you to write a new chapter, blending heritage with an artful lifestyle.

Refined Interiors

From the entrance, a majestic original staircase serves three remarkably preserved levels:

Ground Floor: Features a sumptuous 62 m² reception area, where the living and dining rooms merge into a bright and refined atmosphere. Period woodwork, antique parquet flooring, and soaring ceilings lend this space a rare and authentic character.

First Floor: Dedicated to tranquility and comfort, this level hosts two elegant suites and a vast library. Marble fireplaces in every room recall the prestige of yesteryear. From here, views open onto a perfectly manicured French garden, with the lush parks of La Rochelle as a backdrop.

Second Floor: Formerly used by a physician, this floor houses two additional generously sized suites and a period study, seamlessly combining functionality with historic charm.

Gardens and Outbuildings

The garden, a true verdant sanctuary in the heart of the city center, leads to a former hunting lodge converted into an outbuilding. This annex includes a library, a reception lounge, and an independent suite, bringing the property's total to five suites.

A garage and several unconverted outbuildings complete the estate, offering numerous development opportunities while preserving the privacy and soul of the premises.

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

CARACTÉRISTIQUES

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| Type de bien : | Hôtel particulier | Surface : | 426.0 m ² | Taxe foncière : | €6.00 |
| NB de pièces : | 15 rooms | NB de chambres : | 4 bedrooms | | |

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

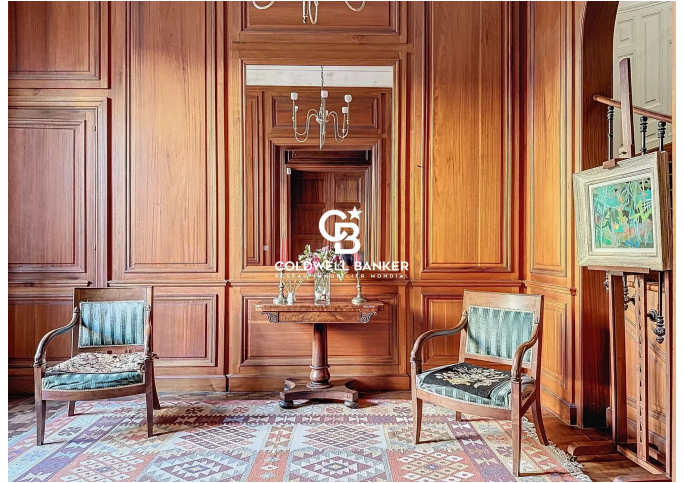
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 215

Indice d'émission de gaz à effet de serre (GES) : D 32



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