COLDWELL BANKER
EUROPA REALTY

House Ferrières 128 m²



SALE PRICE : 482 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

Just 20 minutes from La Rochelle and 30 minutes from Niort, discover this contemporary house ideally located in the dynamic town of Ferrières, offering all everyday shops and amenities: a supermarket, local shops, restaurants, a hardware store, and schools.

Upon entering, a built-in closet provides everyday practicality before revealing a beautiful, light-filled living area. Dual-aspect and opening generously to the outside thanks to its large south-facing sliding glass doors, it harmoniously accommodates a cozy lounge, a welcoming dining area, and a fully fitted and equipped open-plan kitchen. Air-conditioned for optimal comfort in all seasons, this room flows naturally into the outdoor spaces, which are protected by an elegant bioclimatic pergola.

Outside, the gentle pace of life takes on its full meaning. The expansive terrace becomes the perfect setting for summer meals, relaxing moments, and evenings with friends. In the heart of the private, unoverlooked garden, the swimming pool invites you to cool off, while two pergolas create distinct outdoor living spaces—between shade and sun—in an atmosphere with Mediterranean accents.

Designed to preserve everyone's privacy, the house offers a highly functional layout. It features a master suite complete with a walk-in closet and a private en-suite shower room. On the opposite side of the house, the sleeping area hosts two additional bedrooms as well as a family bathroom equipped with a shower.

A practical utility/laundry room makes daily life easier, while the garage provides shelter for a vehicle, motorcycles, or leisure equipment. Several outdoor parking spaces complete the property.

Boasting remarkable energy performance, this recently built home perfectly combines modern comfort, low energy consumption, and an excellent quality of life. An ideal address to enjoy a peaceful environment while remaining in close proximity to La Rochelle, the Atlantic beaches, and the Marais Poitevin.

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FEATURES

Property type:	House	Area:	128.0 m²	Property tax:	€1.00
Number of rooms:	5 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): A 49

Greenhouse gas emissions (GHG) index: A 1

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