COLDWELL BANKER
EUROPA REALTY

House La Flotte 144 m²



SALE PRICE : 1 280 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

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DESCRIPTION

Situated in a quiet and sought-after residential area of La Flotte on the Île de Ré, this recently built contemporary house enjoys a prime location. The village centre, local shops, the harbour and cycle paths are just a few minutes' walk away.

Ground floor: reception areas and indoor-outdoor living spaces
The building's architectural design centres on natural light and the seamless flow between the main living area and the terrace.

East-facing main living room: A spacious living area opens directly onto the terrace via large sliding glass doors.

Bespoke kitchen: A fully equipped, high-end dining area, featuring ergonomic fittings and premium materials.

Ancillary spaces: The entrance leads to a utility room and a beach return area with its own shower.

First floor: Private suites and workspace
The upper level is dedicated to the individual comfort and tranquillity of the occupants.

Three self-contained suites: Each bedroom has its own contemporary en-suite bathroom and private toilet, ensuring complete privacy.

Study: This separate space can be used for remote working or additional activities.

Landscaped outdoor areas and technical facilities:

Private terrace and carefully landscaped outdoor area featuring a heated swim spa suitable for use all year round.

Parking: Two private parking spaces on the property, accessed via a sheltered entrance porch.

Build quality: High-quality materials, precision finishes, thermal insulation compliant with the latest standards and high-performance joinery.

An investment opportunity on the Île de Ré
This property combines the architectural style of the Île de Ré with the requirements of modern comfort. It is an ideal location for a main residence or a high-end holiday home.

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FEATURES

Property type:	House	Area:	144.0 m²	Number of rooms:	7 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): B 80

Greenhouse gas emissions (GHG) index: A 3

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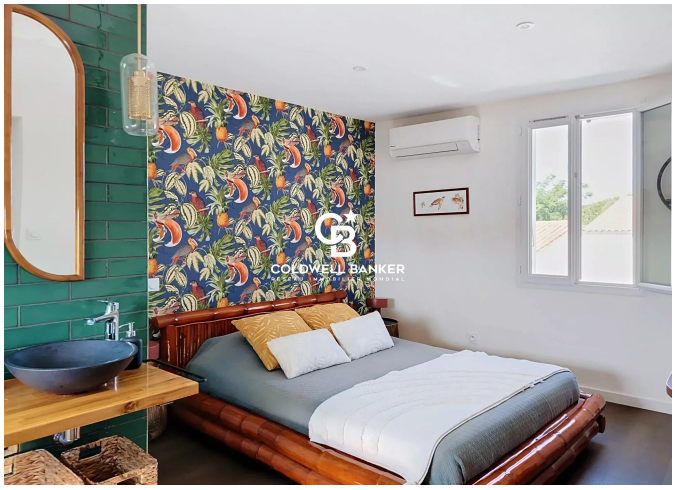



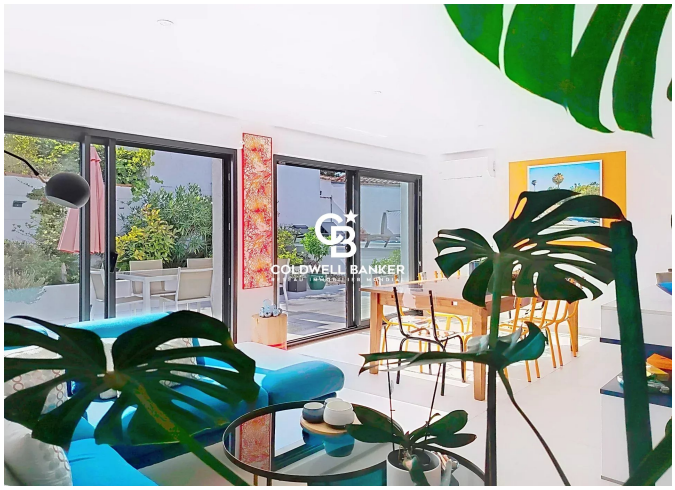

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