COLDWELL BANKER
EUROPA REALTY

House La Rochelle 144 m²



SALE PRICE : 1 250 000 €

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France, 17000, La Rochelle

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DESCRIPTION

This is a rare find on the La Rochelle property market. Located in the very heart of the city center, just a 5-minute walk from the Central Market and 2 minutes from the Jardin des Plantes, this house ticks every box for uncompromising urban living. Tastefully renovated in 2014, it offers a peaceful living environment, contemporary decor, and excellent energy efficiency (EPC rating C).

From the entrance, the house showcases its functional layout and comfort. It opens onto a beautiful dual-aspect living area of over 33 sq. m, bathed in natural light thanks to its east-west exposure, alongside a spacious fully-fitted kitchen with an adjoining pantry.

The true luxury of this city-center home lies in its outdoor spaces: built around a charming, intimate patio, the property opens onto a landscaped garden featuring a private, secluded swimming pool.

The night area, exceptionally generous in scale, allows you to host family and friends in absolute comfort. The ground floor boasts the rare advantage of three single-story bedrooms, each featuring its own en-suite bathroom or shower room and private toilet.

Upstairs, a landing leads to two additional bedrooms, also equipped with their own private shower rooms.

Designed for effortless daily living, the home includes a private garage of over 17 sq. m for parking, as well as an independent bike storage room—a highly sought-after feature in this area. A basement cellar, custom built-in storage, a small outbuilding, and modern equipment (home automation, video intercom, double glazing) complete the property's premium amenities.

A unique opportunity to acquire a move-in-ready home where peace reigns, allowing you to leave the car parked and fully embrace the La Rochelle lifestyle.

Property Overview:

Location: La Rochelle city center (5 min walk to the Market, 2 min to the Jardin des Plantes)

Price: €1,250,000

Floor Area: approx. 145 sq. m of living space

Energy & Features: 2014 renovation / EPC rating C / Smart home automation

Outdoors: Garden with swimming pool, patio, small outbuilding

Practical Annexes: Enclosed garage, bike storage, basement cellar (8 m²)

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FEATURES

Property type:	House	Area:	144.63 m²	Property tax:	€2.00
Number of rooms:	6 rooms	Number of bedrooms:	5 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): C 154

Greenhouse gas emissions (GHG) index: C 29

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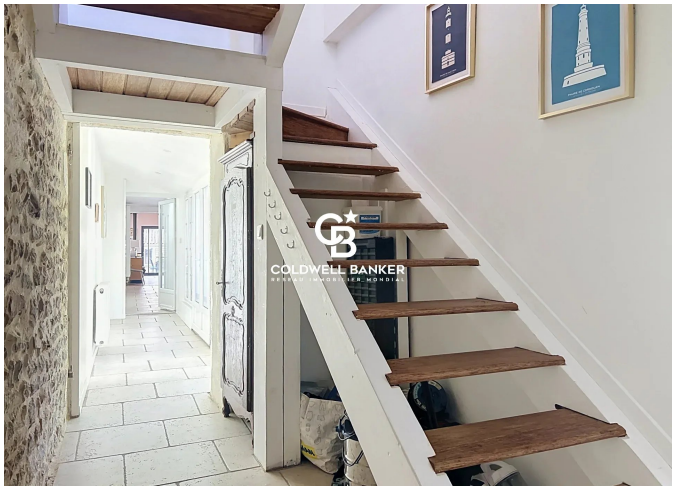

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