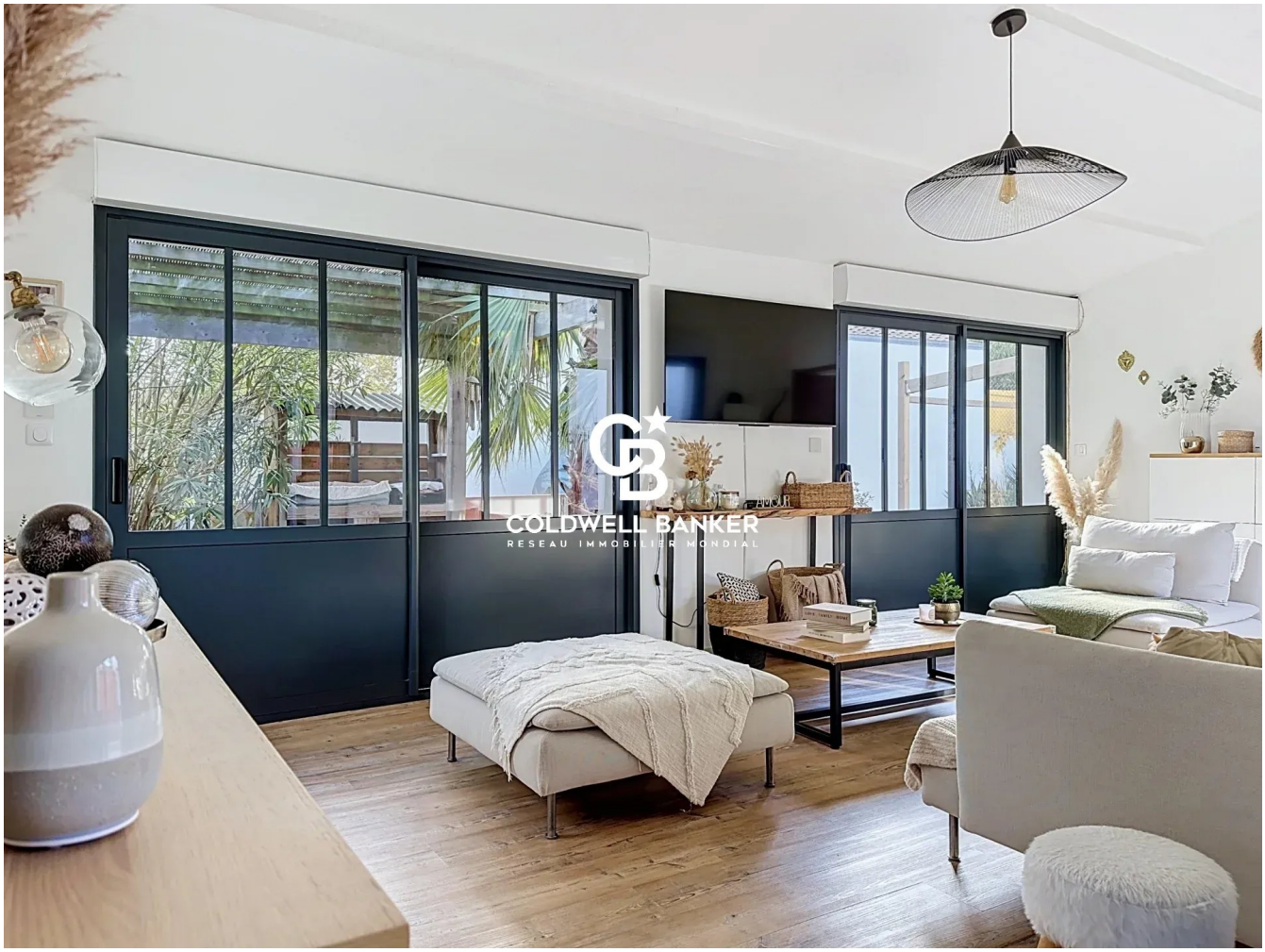
COLDWELL BANKER
EUROPA REALTY

House La Rochelle 170 m²



SALE PRICE : 691 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITY

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
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DESCRIPTION

In the heart of the sought-after and lively La Pallice neighborhood, let yourself be captivated by the charm of this beautiful 1945 house. Completely renovated and subtly extended, it now offers a living environment where light, modernity, and a gentle way of life reign supreme.

From the moment you enter, the magic of the natural light flowing right through the house takes over. The vast reception areas – bringing together a warm living room, a welcoming dining room, and a fully equipped kitchen with a generous worktop – invite you to share moments together. Large sliding glass doors erase the boundary between the interior and the garden, seamlessly extending the home outward. To complete the practicality of this ground floor, you will also enjoy a laundry room and an additional shower room.

In the sleeping quarters, the house boasts a total of five beautiful bedrooms, three of which are on the ground floor for optimal comfort and ease of living. The ground floor notably features a superb master suite, complete with a walk-in closet, an en-suite shower room, and a private toilet. Upstairs, two other charming bedrooms are just waiting to welcome your children or guests.

Bathed in sunlight thanks to its south-facing exposure, with its landscaping dotted with palm trees, a wooden terrace sheltered by a pergola, an intimate patio, and a barbecue area, everything is in place to savor sunny days with family or friends. Parking is easily available directly inside or in front of the property.

Here, all you need to do is unpack your bags. Thermal and acoustic comfort has been thought out down to the smallest detail: a heat pump with air conditioning, double glazing, electric blinds, and a water softener ensure a daily life without compromise. An intercom system, fiber optic internet, and a valuable insulated cellar crown these high-quality amenities.

The location is quite simply perfect for making family life easy. Leave your car behind: the nursery, schools, shops, and public transport are just a few steps or a short bike ride away. And for your moments of relaxation, the historic city center of La Rochelle, the beaches, and access to the Île de Ré bridge can be reached in just a few minutes.

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FEATURES

Property type:	House	Area:	170.0 m²	Property tax:	€1.00
Number of rooms:	8 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 161

Greenhouse gas emissions (GHG) index: A 5

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