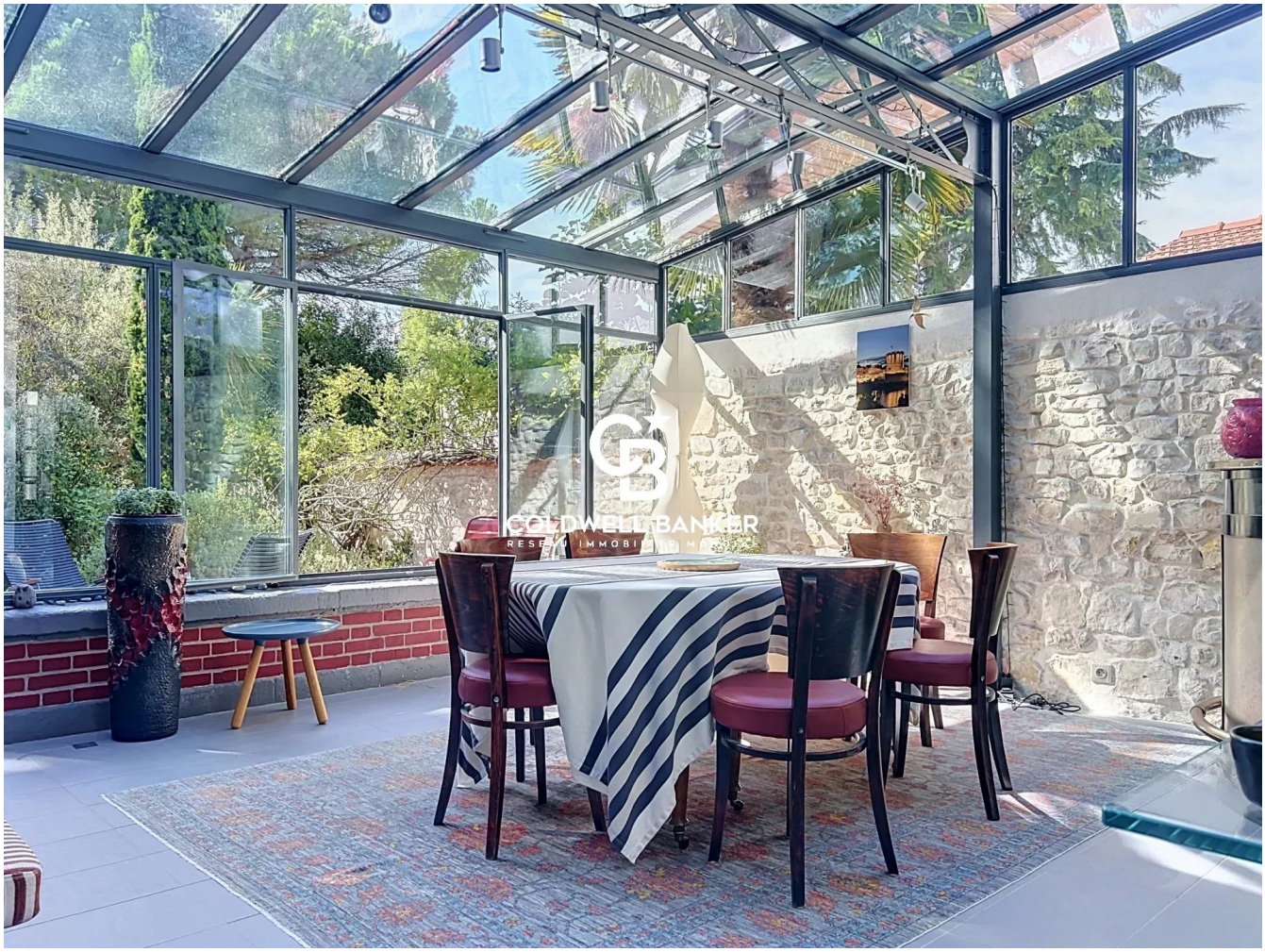
COLDWELL BANKER
EUROPA REALTY

House La Rochelle 173 m²



SALE PRICE : 996 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

EXCLUSIVITY

7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

Nestled in the highly sought-after neighborhood of La Genette, just a short walk from the heart of La Rochelle, this 1930s home is a true rarity on the market. Renovated to the highest standards in 2011, it offers the priceless luxury of a country atmosphere right in the heart of the city, brilliantly blending old-world charm with decidedly contemporary living comfort.

Spacious, open, and light-filled living areas
The entryway, featuring a convenient coat closet and guest restroom, immediately sets the tone. It opens onto a series of generous, interconnected living spaces, a legacy of the era's double living rooms. You'll first discover a spacious office, which flows naturally into an intimate living room warmed by a beautiful, working fireplace.

The tour then opens onto a spectacular studio-style veranda. A true well of light designed for entertaining and dining amidst nature, this space connects to a transitional room furnished as a dining area, which leads to the separate kitchen.

A sleeping area overlooking the greenery
The upper floor is dedicated to tranquility. A central landing leads to three beautiful bedrooms. Two of them enjoy a view of the garden, offering an unobstructed and soothing view of the tree canopy. A modern bathroom (shower, double sinks, and toilet) completes this level. In addition, the house features a full basement housing a large cellar, ideal for storage.

A Touch of Provence and a Charming Outbuilding
Outside, the charm is immediate. Accessible from the veranda terrace, the deep, landscaped garden has been meticulously maintained. Its majestic pine and cypress trees lend it a Southern French atmosphere, ensuring absolute tranquility—almost surreal for such a central location.

Tucked away at the far end of this lush green oasis is "Le Chalet." Adorned with its distinctive red trim, this charming outbuilding currently features a guest bedroom and its own bathroom. It's the perfect space to set up a private office, a creative studio, or a cozy retreat to entertain loved ones in complete privacy.

An exceptional property, combining immediate access to city life with the tranquility of a well-preserved garden.

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FEATURES

Property type:	House	Area:	173.51 m²	Number of rooms:	7 rooms
Number of bedrooms:	4 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): D 189

Greenhouse gas emissions (GHG) index: D 40

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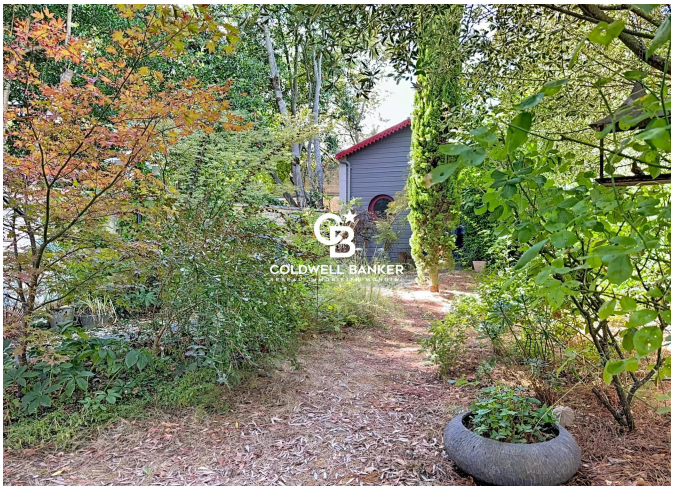
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