COLDWELL BANKER
EUROPA REALTY

House La Rochelle 250 m²



SALE PRICE : 1 386 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

Located under 10 km from the historic center of La Rochelle and the La Prée golf club, this character-filled property combines generous living areas, high-end amenities, and an unspoiled natural setting. Situated less than 5 km from local shops, schools, and daily conveniences, it offers a practical and highly sought-after lifestyle in Charente-Maritime.

Remarkable Volumes Designed for Single-Level Living

The home boasts impressive floor space centered around an exceptional main reception area. The living room features striking 4.5-meter cathedral ceilings, elevated by a double staircase and an overhead walkway that channels abundant natural light throughout the interior.

The separate eat-in kitchen, designed in an authentic Charentais style, provides an expansive dining space.

The ground floor is fully tailored for single-level comfort:

An independent master suite with a fitted walk-in wardrobe and an en-suite shower room.

A private office, perfectly suited for remote work or an independent professional practice.

A Flexible Sleeping Area for Entertaining

Upstairs, the walkway divides two separate wings:

A second full guest suite complete with its own en-suite shower room.

A wing dedicated to children or extended family, featuring four bedrooms (three spacious bedrooms and a smaller fourth bedroom or study) along with a separate shower room.

Outdoor Features and Wellness Amenities

Set on expansive landscaped grounds, the estate features amenities rarely found in the La Rochelle area:

Swimming area: large swimming pool with a paved sun deck.

Wellness: built-in indoor sauna.

Leisure and outbuildings: private 7-hole practice golf layout, standalone artist studio, children's treehouse/cabin, and an established kitchen garden.

A rare offering on the La Rochelle real estate market, ideal as a primary family residence or a high-end holiday home.

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FEATURES

Property type:	House	Area:	250.0 m²	Property tax:	€3.00
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): B 96

Greenhouse gas emissions (GHG) index: A 3

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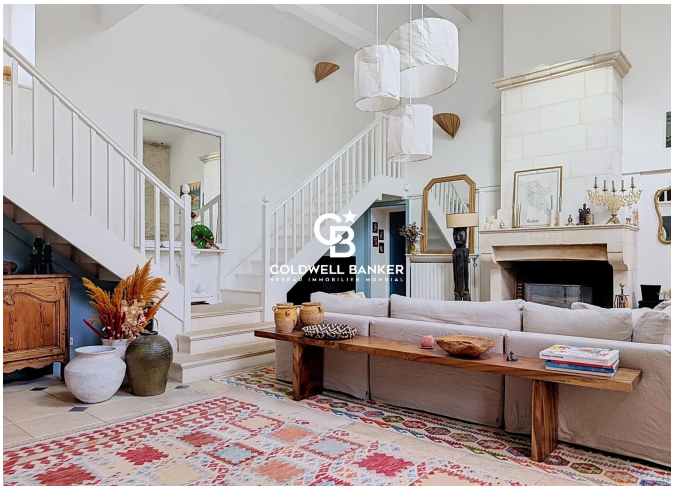



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