COLDWELL BANKER
EUROPA REALTY

House La Rochelle 126 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

This townhouse with its meticulously maintained facade is located on a quiet street in La Genette, the most sought-after neighborhood in La Rochelle.

Four years ago, the home's layout was completely redesigned by an architecture firm. The result is an absolute success: the renovation is remarkably well-balanced, the finishes are flawless, and the stunning decor creates a warm, inviting atmosphere from the moment you step through the door. High-quality materials and custom-made fittings enhance every room, elegantly blending period charm with modern comfort.

The ground floor centers around a bright living area with a southwest exposure and a kitchen designed for entertaining. This space opens naturally onto a private outdoor area—a true luxury in this neighborhood. It features a lovely terrace leading to a lush, compact garden, at the end of which sits a charming shed. It is the perfect spot to enjoy sunny days in complete privacy, without the hassle of heavy maintenance.

The first floor is dedicated to the sleeping quarters, offering three good-sized bedrooms with built-in storage, a contemporary shower room, and a separate toilet. On the second and top floor, the attic space has been cleverly converted into a spacious extra room, ideal for a quiet home office, a guest bedroom, or a playroom.

An extremely valuable asset for effortless city living: the property includes its own private garage, a rare and essential feature just a short walk from local shops and the ocean.

This is a turnkey home where you instantly feel at ease. A rare property in this area with genuine character, waiting for you to come and experience it in person.

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FEATURES

Property type:	House	Area:	126.0 m²	Property tax:	€2.00
Number of rooms:	6 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

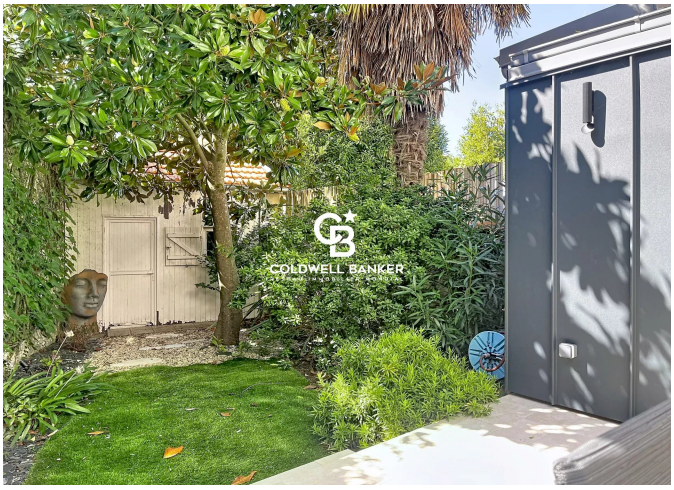
Energy performance diagnosis (EPD): C 114

Greenhouse gas emissions (GHG) index: C 23

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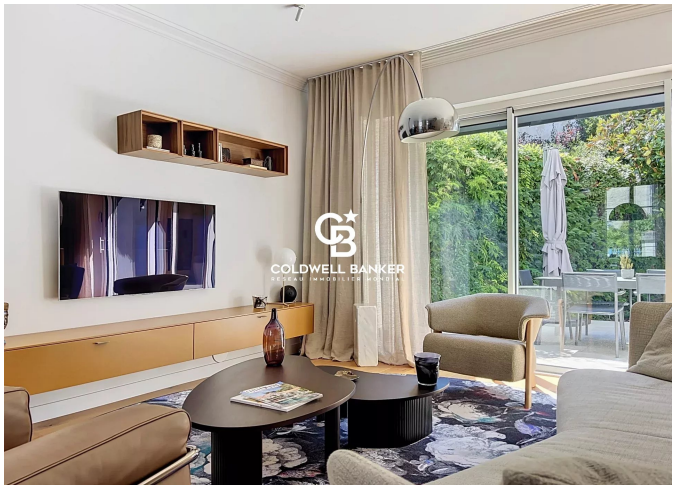
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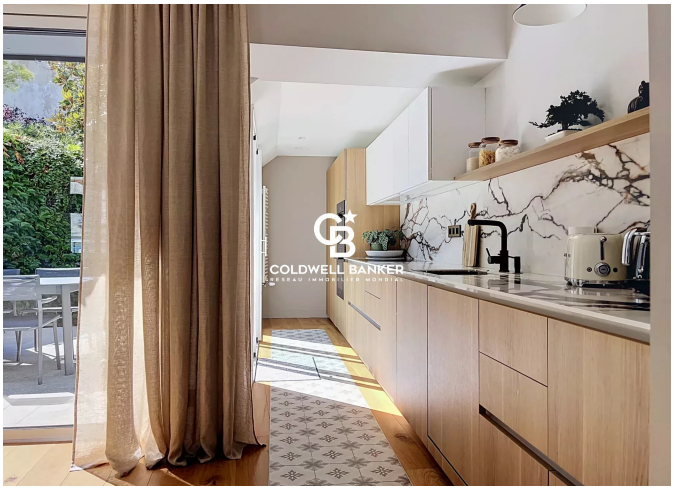
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