COLDWELL BANKER
EUROPA REALTY

House La Rochelle 70 m²



SALE PRICE : 469 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

PHONE : +33586580078
immobiliere@coldwellbanker.fr

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DESCRIPTION

Tucked away in the heart of the sought-after Saint-Éloi district, this brand-new contemporary home brings together everything you look for in everyday life: the peace and quiet of a residential setting, the comfort of a new build, and ideal accessibility.

Just a few minutes' walk from local shops and with immediate access to the bypass, it offers a strategic location without compromising on tranquility.

As soon as you step inside, you will be charmed by the natural light and seamless flow of the living spaces. Designed for entertaining and everyday comfort, the spacious living area features a dedicated space ready to accommodate the open-plan kitchen of your dreams—the ideal opportunity to design a space tailored entirely to your taste.

The living space extends naturally onto a private garden, perfect for enjoying sunny days in complete privacy.

The layout has been thoughtfully designed to suit all lifestyles, offering genuine single-level living convenience.

On the ground floor: a bright living room with an open kitchen area to be fitted, opening out onto the garden, a first bedroom, a separate shower room, and a separate WC.

Upstairs: the sleeping area comprises two additional spacious bedrooms, a second shower room, and a second WC.

A garage completes the features of this functional property with high-end finishes.

A rare opportunity in the area, ideal for a family or for those looking to invest in a modern, new-build property that can be customized to their wishes.

Located just east of La Rochelle’s historic center, the Saint-Éloi district appeals for its ideal balance between residential calm and urban vibrancy.

Only a few minutes by bike from the Old Port (Vieux-Port), the Central Market, and the TGV train station, this sought-after neighborhood offers a convenient and welcoming lifestyle for families, young professionals, and investors alike.

Excellently served by cycle paths, Yélo bus routes, and quick access to the ring road, the neighborhood puts all amenities within walking distance: local shops, schools, green spaces, and immediate proximity to the Beaulieu-Puilboreau retail park.

Some images feature AI-generated virtual staging to illustrate the property's layout potential; the property is sold unfurnished.

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FEATURES

Property type:	House	Area:	70.9 m²	Number of rooms:	5 rooms
Number of bedrooms:	3 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): A 44

Greenhouse gas emissions (GHG) index: A 1

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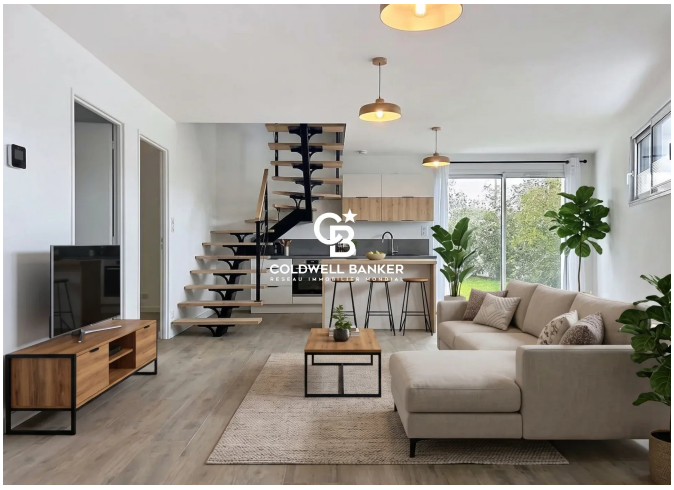

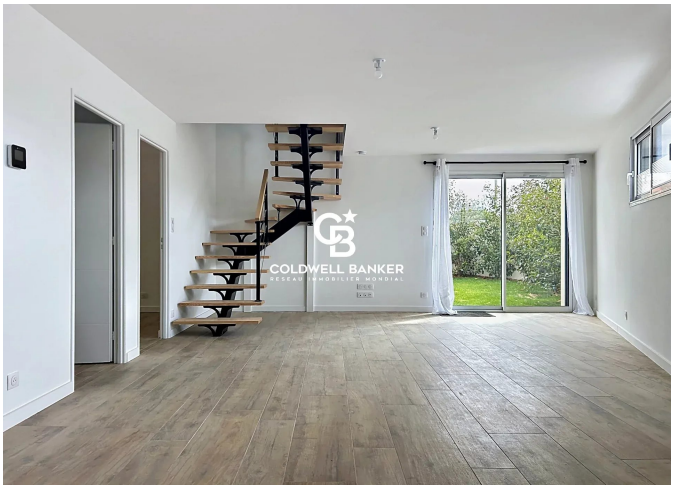









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