COLDWELL BANKER
EUROPA REALTY

House La Rochelle 71 m²



SALE PRICE : 469 000 €

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France, 17000, La Rochelle

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DESCRIPTION

Ideally located in the heart of the sought-after Saint-Éloi district, this stunning newly built contemporary home combines everything you could wish for in everyday life: the peace of a residential setting, optimal thermal comfort, and remarkable accessibility. Just steps away from local shops and offering immediate access to the main ring road, it allows you to get around effortlessly without ever compromising on tranquility.

From the moment you step inside, the house captivates with its natural light and seamless layout. Designed as a true space for entertaining and sharing, the main living area opens out onto a private garden. It features a generous dedicated area ready to accommodate the open-plan kitchen of your dreams—an ideal blank canvas to create a living space entirely tailored to your taste.

Ground floor: A light-filled living area with an unfitted kitchen space opening onto the private garden, a first bedroom, a separate bathroom, and a WC.

Upstairs: The sleeping quarters continue seamlessly with two additional bright, spacious bedrooms, a second bathroom, and a second WC.

An attached garage with direct indoor access completes the features of this meticulously finished property.

About the Neighborhood

Just east of La Rochelle’s historic center, Saint-Éloi charms with its relaxed lifestyle and everyday convenience. Only a few minutes by bike from the train station, the Central Market, and the Old Port (Vieux-Port), it is a prime address for families and professionals alike.

Shops, schools, and parks are all within walking distance, while cycle paths, Yélo bus routes, and easy access to the ring road and the Beaulieu-Puilboreau retail park make getting around effortless
A rare opportunity in the area, combining contemporary elegance, the energy efficiency of a new build, and the freedom to customize your interior. Viewings are highly recommended.

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:	71.0 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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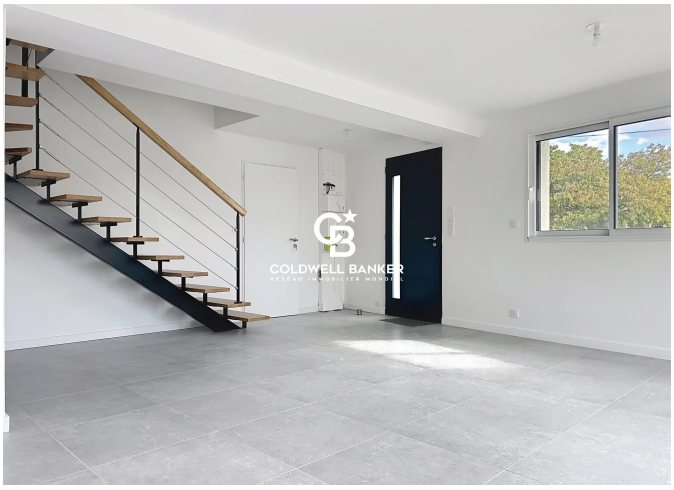



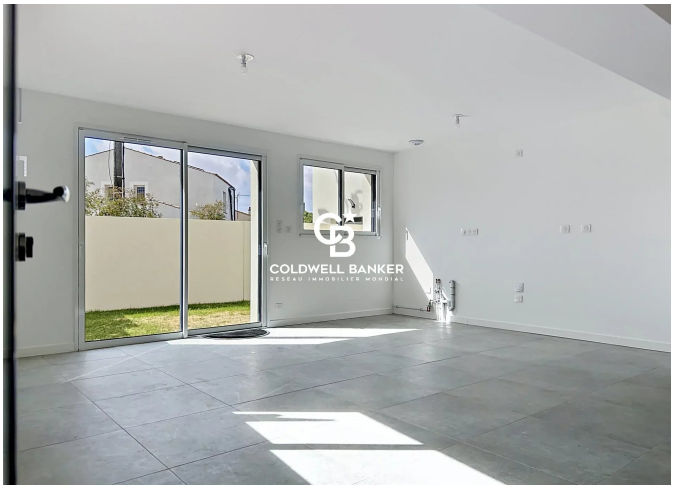





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