COLDWELL BANKER
EUROPA REALTY

House La Rochelle 146 m²



SALE PRICE : 598 000 €

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DESCRIPTION

Located in the sought-after residential area of Fétilly, this industrial-style loft house offering approximately 146 sqm of living space underwent a complete renovation in 2025. Its strategic location allows quick access on foot or by bike to the historic city center of La Rochelle, the local market, schools, and neighborhood shops.

Ground floor: workshop-style reception area and terrace
The layout of the main floor prioritizes natural light, high ceilings, and open volumes:

Workshop-style living room: A spacious living area featuring large glass bay windows and an exposed steel beam (IPN), bringing an urban aesthetic and constant natural light.

Contemporary fitted kitchen: A functional, custom-built setup with ample storage, opening directly onto the main room.

Outdoor access: Seamless flow from the living room to a private ground-level terrace, ideal for outdoor dining and relaxing.

First floor: The first level is laid out to ensure comfort and privacy for the occupants:

Full master suite: A spacious bedroom featuring a contemporary private shower room, a custom walk-in closet, and direct access to a private balcony.

Second bedroom: A versatile room suitable for a child's bedroom, a guest room, or a dedicated home office.

Second floor: air-conditioned sleeping area with 2 bedrooms
The top floor includes two additional bedrooms equipped with recent climate control:

Thermal comfort: Air conditioning installed to ensure controlled cooling during the summer months.

Flexible spaces: Multi-purpose rooms adaptable to your needs (children's bedrooms, playroom, or home office).

Parking and technical features

2025 renovation: Electrical system updated to current standards, high-performance thermal insulation, and quality finishes.

Parking: A reserved private parking space on the lot, a major asset in the Fétilly neighborhood.

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FEATURES

Property type:	House	Area:	146.0 m²	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): B 97

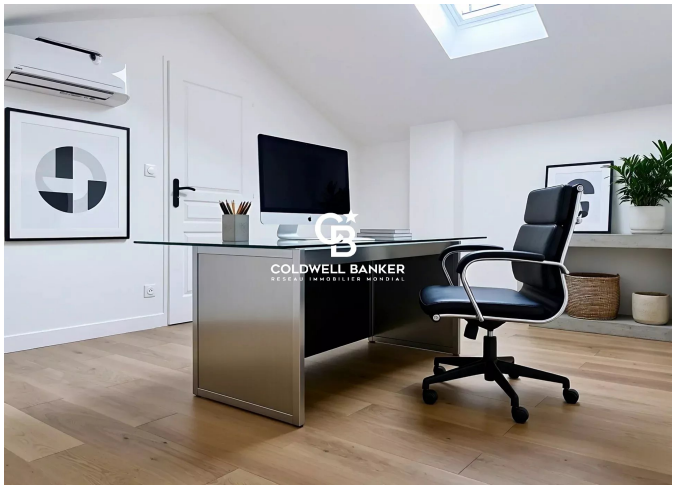
Greenhouse gas emissions (GHG) index: A 3

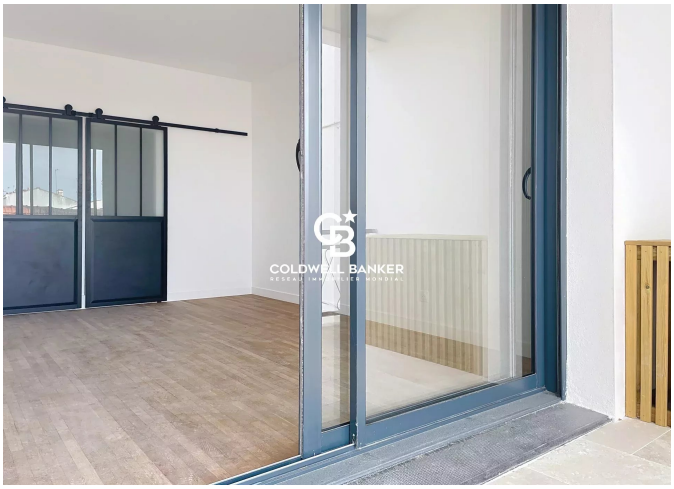
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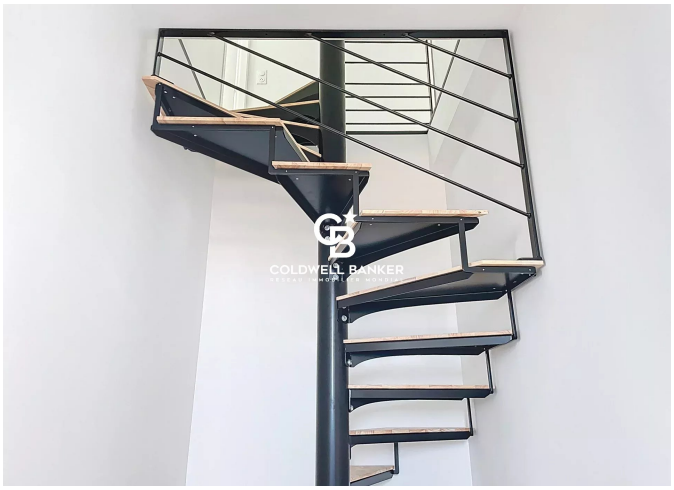
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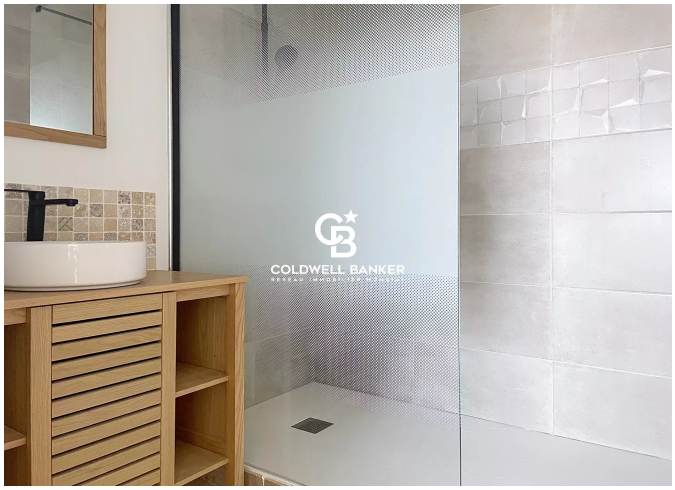












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