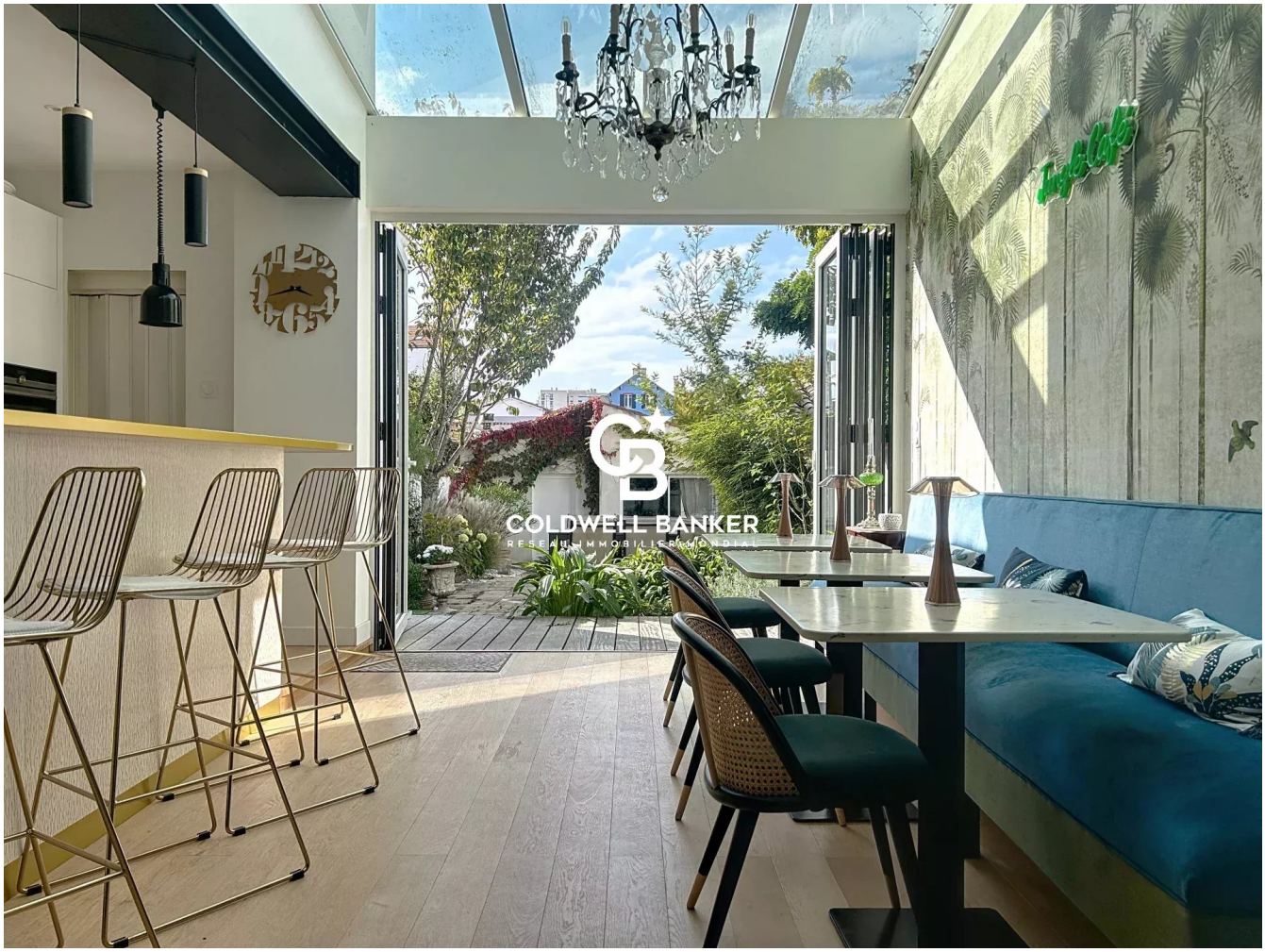
COLDWELL BANKER
EUROPA REALTY

House La Rochelle 164 m²




SALE PRICE : 1 250 000 €

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## DESCRIPTION

In the heart of the highly sought-after, historic La Genette neighborhood in La Rochelle—just steps from the lively Place de Verdun, the lush Charruyer park, and the seafront along the Promenade du Mail—this fully renovated historic home offers approximately 165 sq m of living space. It elegantly blends original architectural charm, noble period materials, and high-end modern amenities.

From the entrance, the atmosphere immediately captivates: a welcoming reception room featuring an authentic period fireplace reveals a warm, bright, and cozy setting. Flowing naturally from this living space, the house opens onto a spacious, fully fitted and equipped kitchen. Its large breakfast bar is designed for entertaining family and friends. A separate guest toilet completes this perfectly functional ground floor.

The first floor is entirely dedicated to a refined primary suite. It features a stunning bedroom with custom built-in storage and a meticulously finished private shower room. A second modern shower room and an additional separate toilet provide added convenience on this level.

On the second floor, the family sleeping quarters comprise three beautiful bedrooms bathed in natural light, ideal for children or guests. A third shower room completes this floor, ensuring privacy for everyone.

The outdoor features are a rare asset for the area. A paved front courtyard leads to a fully enclosed, tree-filled garden. Its wooden terrace is an invitation to relax in peace. At the rear of the plot, with independent access from an adjacent street, a private garage and an outbuilding offer great potential. A basement cellar rounds out this property, located just moments from shops, schools, and beaches.

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 164.97 m² | Property tax: | €2.00 |
| Number of rooms: | 8 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 125

Greenhouse gas emissions (GHG) index: C 22

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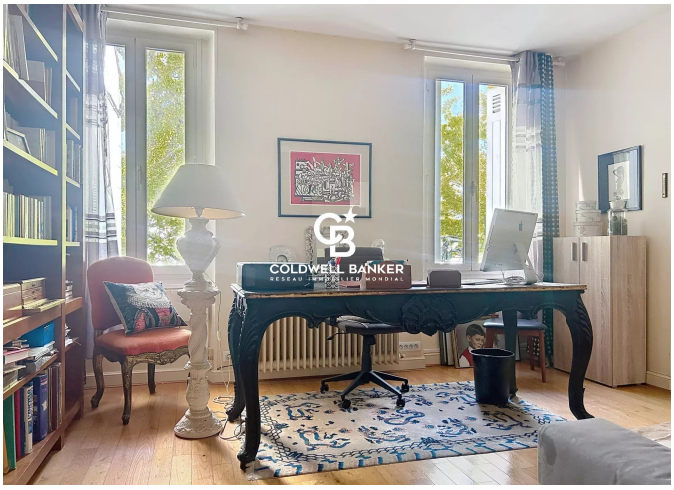



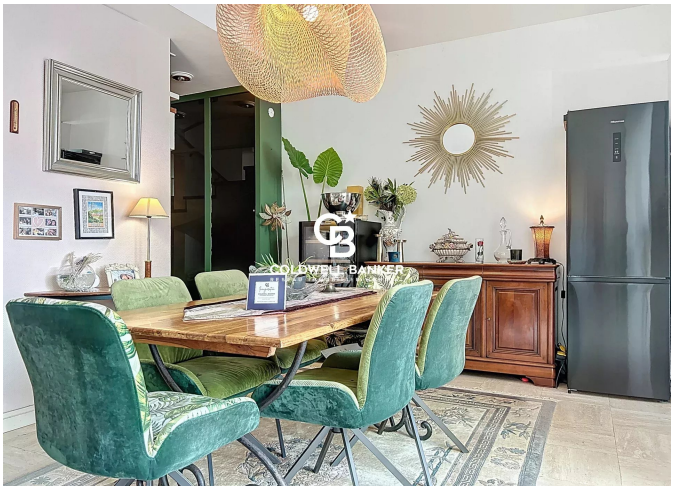

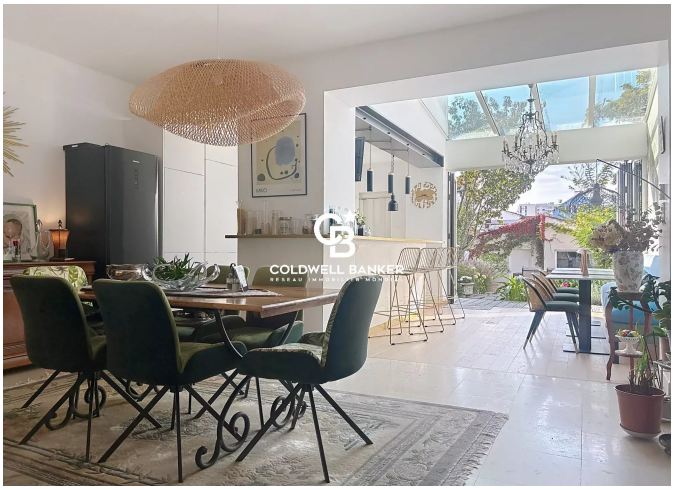

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