COLDWELL BANKER
EUROPA REALTY

House La Rochelle 240 m²




SALE PRICE : 1 550 000 €

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## DESCRIPTION

Ideally located just a fifteen-minute walk from the Old Port and the central market, this iconic 1980s architect-designed villa offers a generous 240 m² of living space set on a superb south-west-facing plot. Designed for seamless, primarily single-level living, the residence centers around a vast reception room warmed by an elegant traditional fireplace. This main living area extends effortlessly into an intimate TV lounge designed for relaxation, followed by a separate kitchen complete with an ergonomic utility room providing abundant storage. The ground-floor sleeping wing features two lovely bedrooms with built-in closets, as well as a master suite measuring over 30 m² with a custom walk-in closet and private bathroom.

Upstairs, a vast light-filled mezzanine offers a dramatic vantage point overlooking the living room below. Opening directly onto a private solarium completely sheltered from view, this versatile space easily accommodates the addition of two extra bedrooms to suit your needs.

A natural extension of the architecture, the landscaped garden centers around a generous 10 x 5 meter swimming pool, taking full advantage of its south-west exposure to capture daylight until dusk. From the shaded pergola ideal for outdoor dining to the fitted pool house, every outdoor space enhances easy living. From the ground-floor terraces to the elevated solarium, this rare plot offers absolute peace and quiet, just minutes from the vibrant waterfront of the city center.

A spacious garage and secure interior parking complete this unique property, available immediately for viewings.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

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## FEATURES

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|---|---|---|---|---|---|
| Property type: | House | Area: | 240.0 m² | Property tax: | €4.00 |
| Number of rooms: | 7 rooms | Number of bedrooms: | 3 bedrooms | | |

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## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 111

Greenhouse gas emissions (GHG) index: A 4

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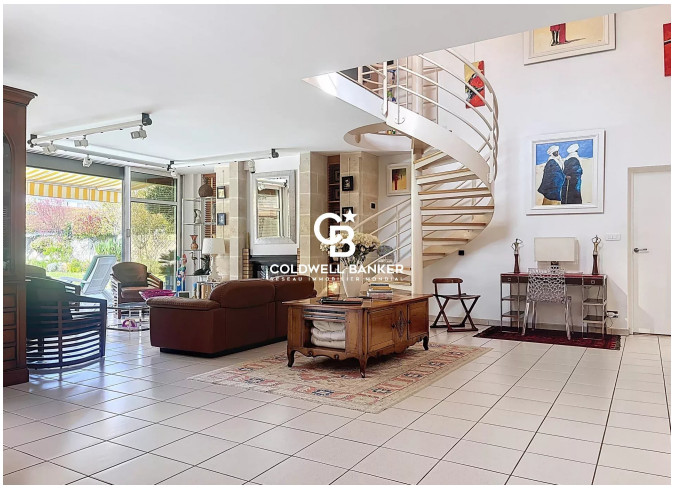



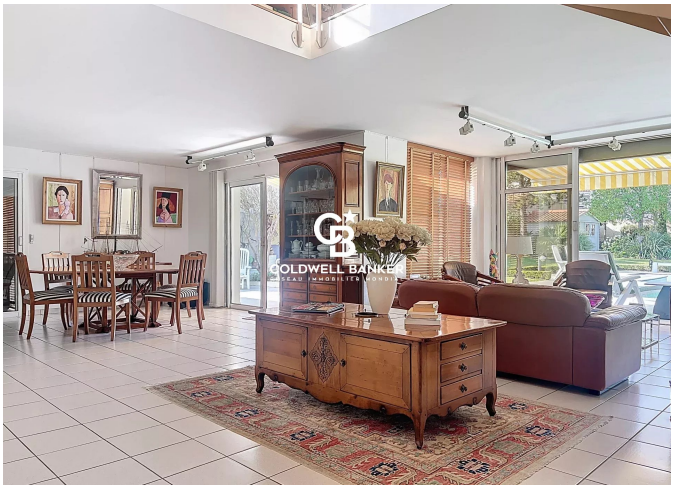

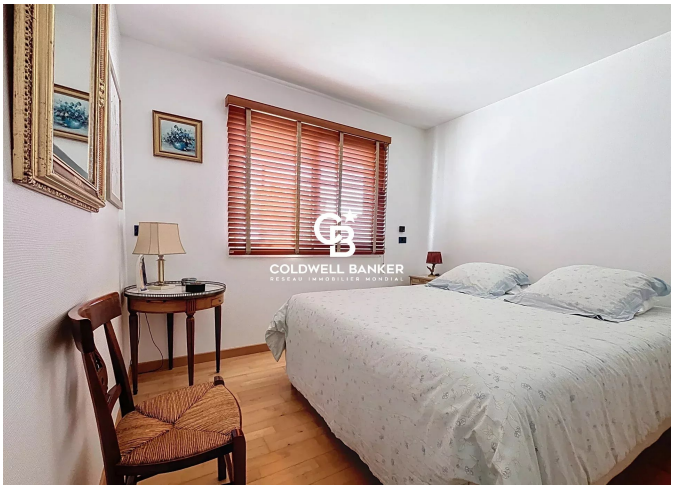



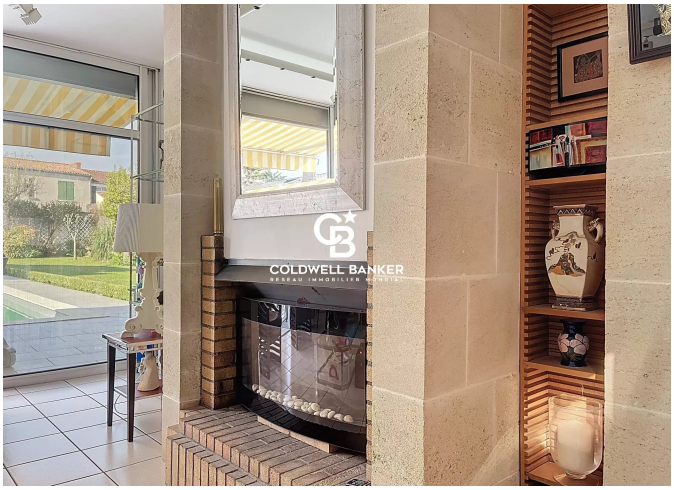

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