COLDWELL BANKER
EUROPA REALTY

House Marsilly 196 m²



SALE PRICE : 1 575 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

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DESCRIPTION

In Marsilly, nestled between land and ocean, lies a hidden place that celebrates nature in its most authentic form. Behind its discreet appearance, this architect-designed house opens onto an intimate domain of over two hectares where greenery dominates, and where every season writes a new page in the landscape.

The architecture fades away, allowing nature to take center stage. Through the wide bay windows, the living spaces breathe light and are infused with the murmur of the trees. The living room wraps around the fireplace, the dining room opens onto the park and the pond, and the bedrooms welcome the first rays of sunshine as a gentle promise.

Nothing is left to chance: the house offers the space and serenity sought after by those who want to live fully, recharge, telework without compromise, or simply slow down. The workshop invites creation, the covered terrace (or 'preau') encourages conviviality, and every corner of the garden tells a story of balance and freedom.

A unique place, steeped in calm and beauty, where one lives at the rhythm of nature while remaining just minutes from amenities and 15 minutes from the dynamism of La Rochelle.

Risk information available on the Géorisques website : www.georisque.gouv.fr

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FEATURES

Property type:	House	Area:	196.0 m²	Number of rooms:	7 rooms
Number of bedrooms:	5 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): D 211

Greenhouse gas emissions (GHG) index: D 49

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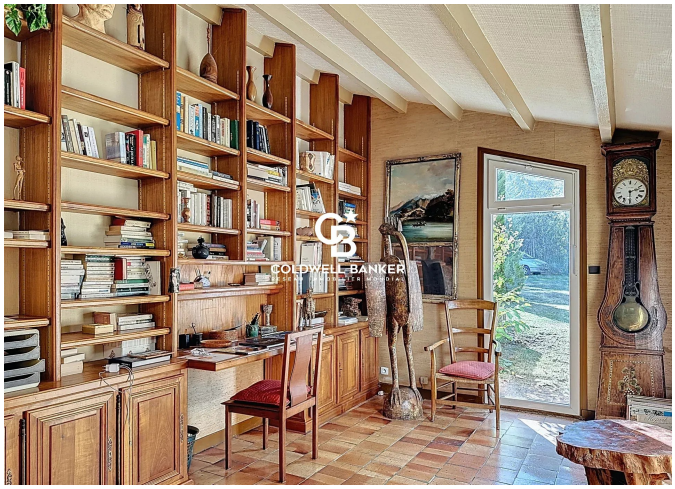





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