COLDWELL BANKER
EUROPA REALTY

House La Tranche-sur-Mer 159 m²



SALE PRICE : 499 000 €

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7 Rue Pas du Minage
France, 17000, La Rochelle

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DESCRIPTION

Set on an approx 290 sqm plot in the heart of the village, this 159 sq. m family house enjoys an exceptional strategic location. Situated just 300 meters from the ocean, beaches, town center, local shops, and restaurants, this property allows for a fully walkable daily or seasonal lifestyle.

Ground floor: single-level living, generous volumes, and terrace access
The layout of the main level prioritizes smooth flow and entertaining:

Entryway / Office: An independent reception area suitable for use as a vestibule or a home office.

Main living room: A spacious dual-aspect living and dining area featuring a fireplace with an insert.

Fitted and equipped kitchen: An independent kitchen with a wood-burning stove, opening directly onto the outdoor spaces.

Ground-floor master suite: A spacious bedroom on the main level with its own private shower room.

Restrooms: Separate toilets with a hand basin.

Upper floor: sleeping area and new heating equipment
The top floor is laid out to accommodate family or guests:

Bedrooms and amenities: Two additional good-sized bedrooms, a full bathroom (with bathtub and shower), and separate toilets.

New heating system: A new, energy-efficient heat pump will be installed on the upper floor for the sale, ensuring optimal energy performance.

Rare outbuildings in the village center: south-facing courtyard, garage, and parking
The property features outdoor amenities highly sought after in coastal areas:

Inner courtyard: A paved and landscaped grounds area, facing due south and completely unoverlooked.

Basement garage: A vast, secure space suitable for vehicle parking, water sports equipment storage, or a workshop setup.

Private parking: Two reserved parking spaces on the plot with secure private access.

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FEATURES

Property type:	House	Area:	159.0 m²	Number of rooms:	7 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): D 223

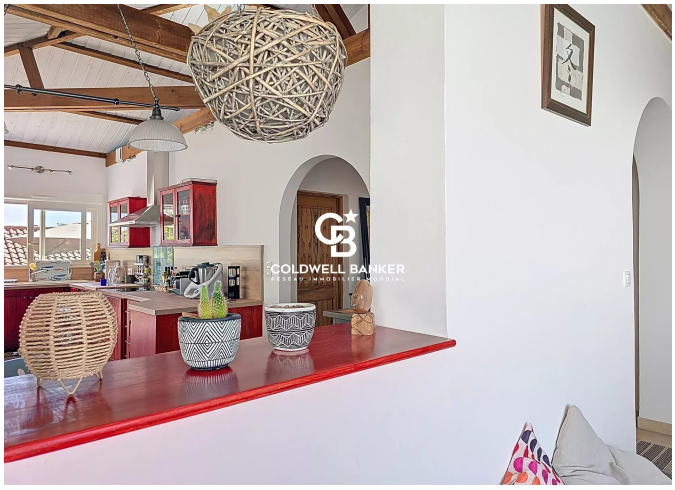
Greenhouse gas emissions (GHG) index: B 8

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