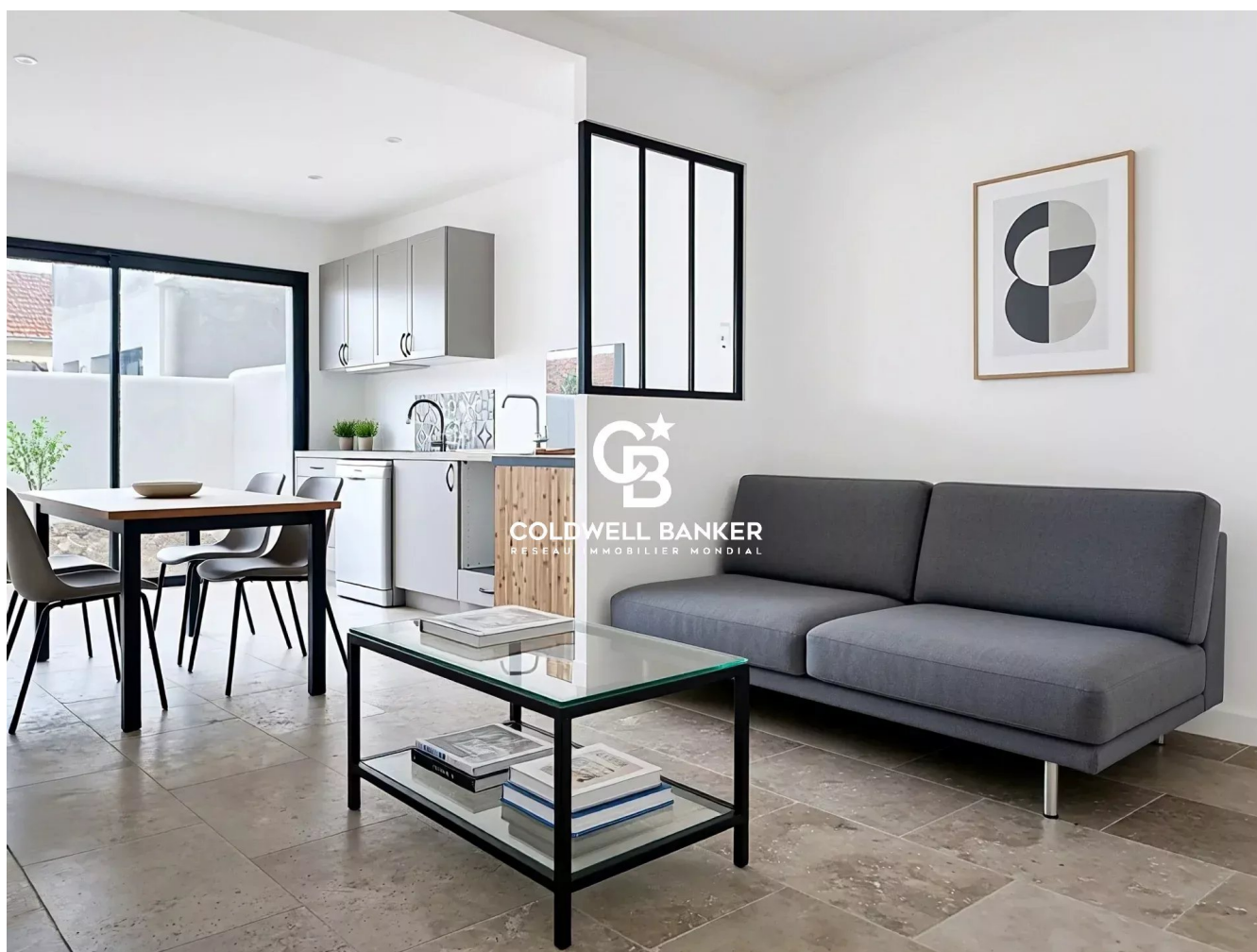


Maison La Rochelle 146 m²



PRIX DE VENTE : 649 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

DESCRIPTION

In the sought-after Fétilly district, this loft-style house of approximately 146 sqm, entirely renovated in 2025, ticks all the boxes for a modern lifestyle: generous volumes, omnipresent light, and meticulous finishes.

From the moment you enter, the tone is set. On the ground floor, a vast, light-filled living room stands out as the heart of the home, enhanced by its workshop-style bay windows and an exposed steel beam that lends a resolutely urban style. The contemporary and functional kitchen opens naturally onto an inviting terrace—perfect for dinners with friends or moments of relaxation.

Upstairs, the master suite offers a true sanctuary, complete with an ensuite shower room, a walk-in wardrobe, and a private balcony. A second bedroom completes this level, ideal for a home office or a guest room.

The top floor accommodates two beautiful additional bedrooms, versatile enough to suit your needs: a children's area, a remote-working space, or a place to welcome family and friends.

The air-conditioned bedrooms offer a gentle and welcome coolness, even on the hottest days.

A private parking space rounds off this exceptional property.

Designed for a seamless and pleasant daily life, this house will appeal to young professionals and modern families alike, seeking a dynamic, comfortable, and perfectly located home, just a stone's throw from amenities and only a few minutes from the center of La Rochelle.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	146.0 m ²	NB de pièces :	6 rooms
NB de chambres :	4 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

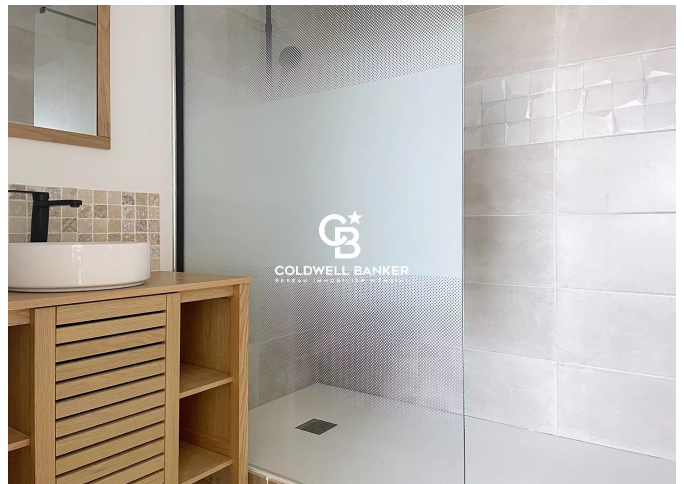
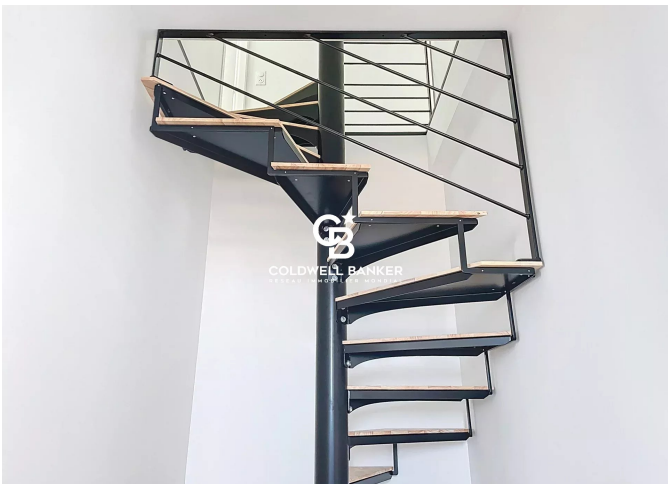
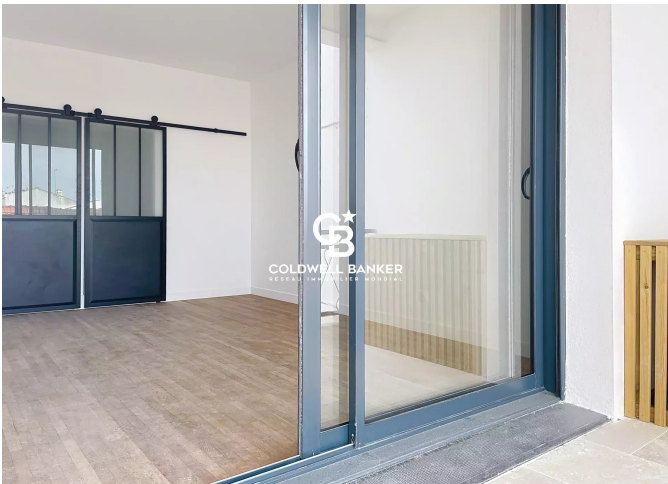
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : B 97

Indice d'émission de gaz à effet de serre (GES) : A 3



COLDWELL BANKER
EUROPA REALTY



7 Rue Pas du Minage
France, 17000, La Rochelle



TÉL : +33586580078
immobiliere@coldwellbanker.fr