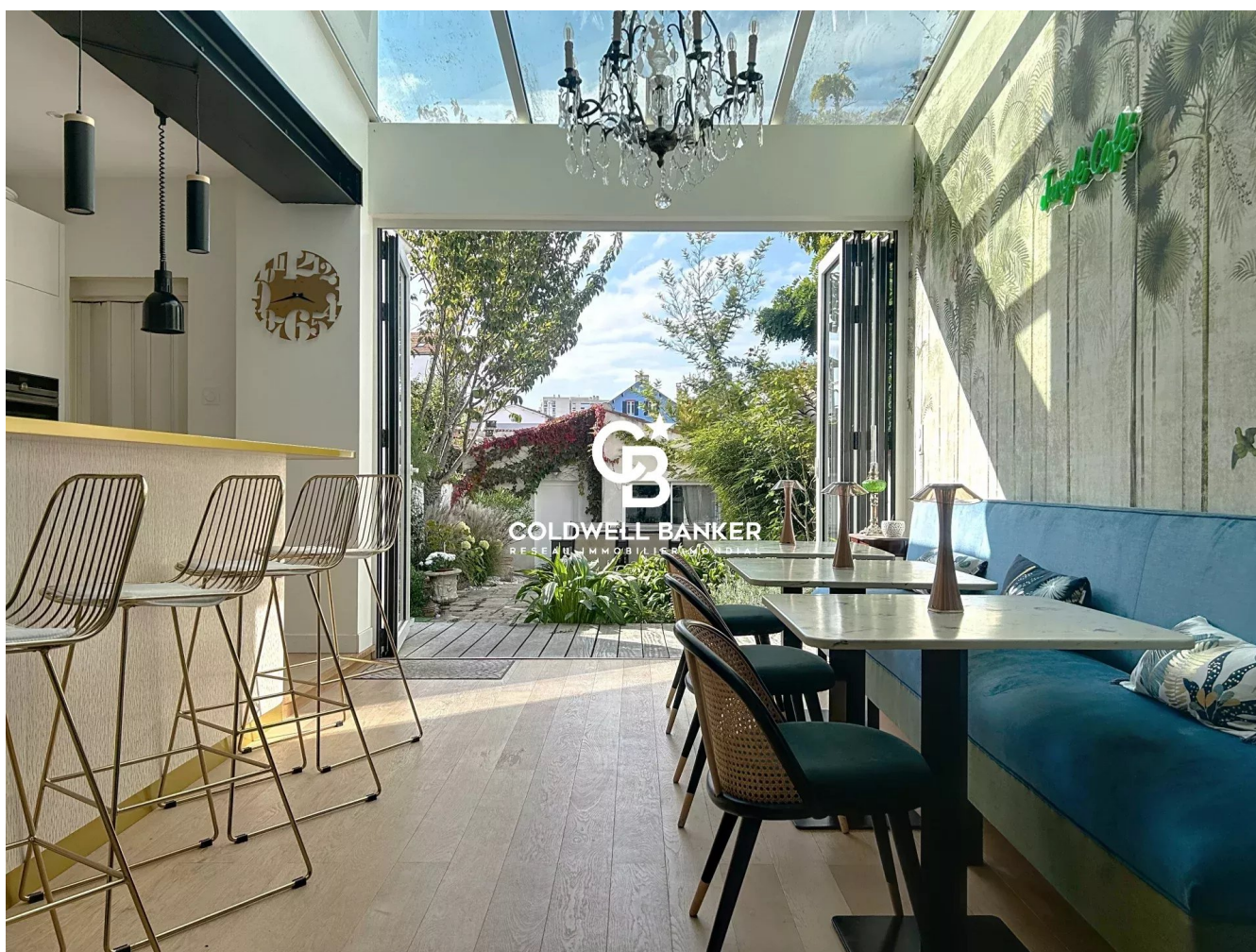


Maison La Rochelle 164 m²



SALE PRICE : 1 250 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

DESCRIPTION

In the heart of the sought-after La Genette neighborhood, close to Place de Verdun and Le Mail, this 1,800 sq ft period house charms with its authenticity and elegant renovation, combining charm and modern comfort.

Upon entering, a living room with a period fireplace creates a warm and authentic atmosphere. Adjacent to this, the dining area is centered around a functional and welcoming open kitchen with a bar counter, perfect for meals with family or friends. A separate toilet completes this level.

On the first floor, a master suite with private bathroom offers an intimate and refined space. A second bathroom and separate toilet complete this floor.

The second floor has three bright bedrooms and a third bathroom, ideal for family life.

Outside, a paved courtyard typical of the neighborhood leads to a garden with trees and flowers and a wooden terrace, a true haven of peace away from prying eyes. At the back of the property, accessible from another street, a garage and an outbuilding complete this ensemble, offering additional functional space.

A cellar completes this rare property in one of the most sought-after areas of La Rochelle.

Information about the risks to which this property is exposed is available at: www.georisques.gouv.fr

FEATURES

Property type:	Maison	Area:	164.97 m ²	Property tax:	€2.00
Number of rooms:	8 rooms	Number of bedrooms:	4 bedrooms		

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

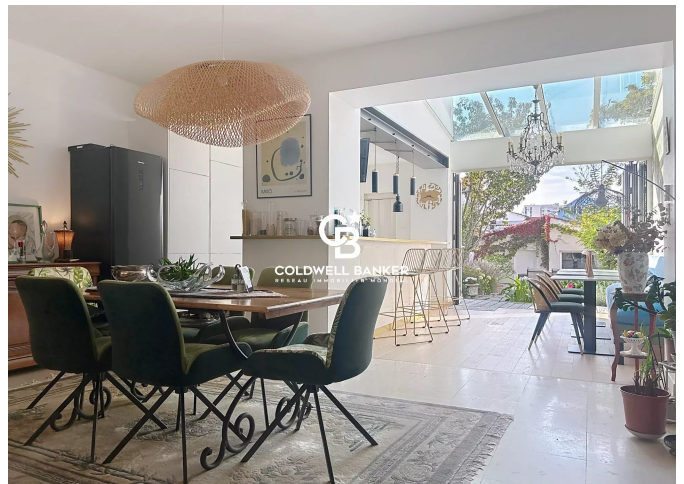
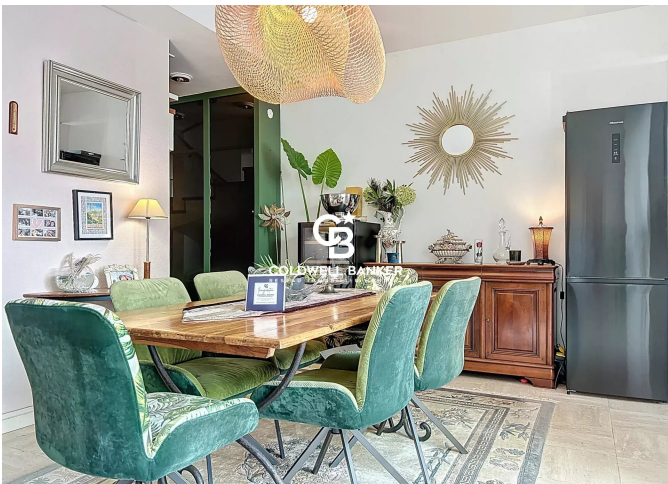
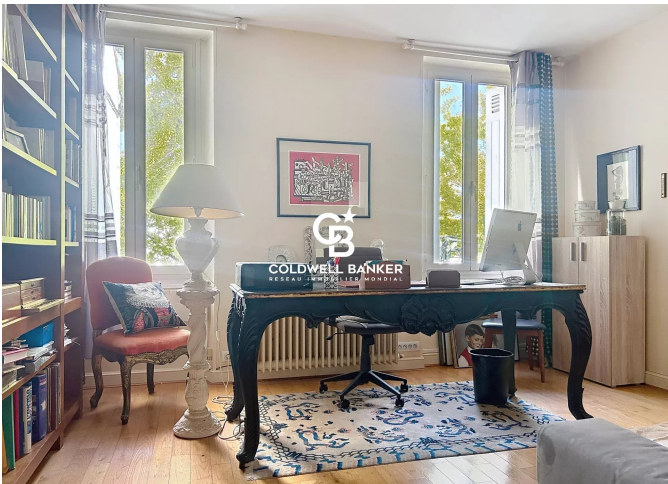
ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): C 125

Greenhouse gas emissions (GHG) index: C 22



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