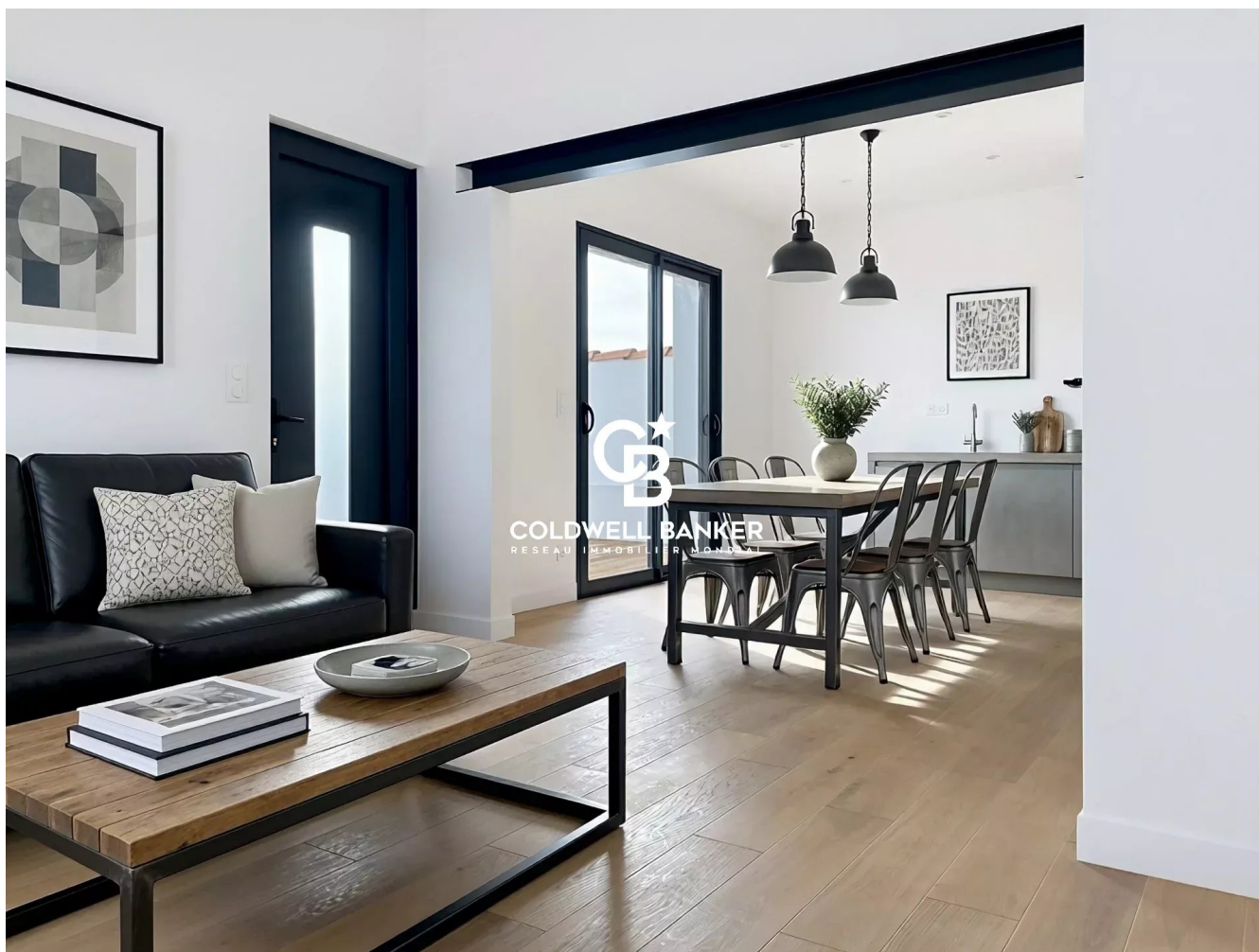


Maison La Rochelle 86 m<sup>2</sup>

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PRIX DE VENTE : 545 000 €

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EMAIL : [IMMOBILIERE@COLDWELLBANKER.FR](mailto:IMMOBILIERE@COLDWELLBANKER.FR)

## DESCRIPTION

Nestled in the sought-after neighborhood of Fétilly, this uniquely styled home has everything to appeal to a generation seeking a balance between urban living and tranquility. Completely renovated with high-quality materials, it offers an ultra-trendy “house-apartment” vibe, designed for a seamless, comfortable, and bright daily life.

Upon entering, the ground floor features the sleeping area with three bedrooms, including a master suite with an en-suite bathroom and walk-in closet—a true space to unwind in peace after a busy day. The bedrooms, naturally protected from the heat thanks to their ideal position, offer a gentle and welcome coolness, even on the hottest days.

Upstairs, it's all about living: a light-filled main room opening onto a private terrace. Perfect for gatherings with friends, working remotely in proximity to downtown La Rochelle and all its amenities. A place where everything is designed to blend energy and serenity in everyday life. The sun, or simply enjoying a moment of peace, it naturally extends the interior outdoors.

Ideally located, this home is perfect for young professionals or modern families who want to enjoy a peaceful living environment without sacrificing

Translated with DeepL.com (free version)

This house is equally suited to a young professional or a blended family looking for a comfortable place to live, just a stone's throw from amenities and the heart of La Rochelle.

Risk information available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

## CARACTÉRISTIQUES

Type de bien : Maison Surface : 86.0 m<sup>2</sup> NB de pièces : 5 rooms

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Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

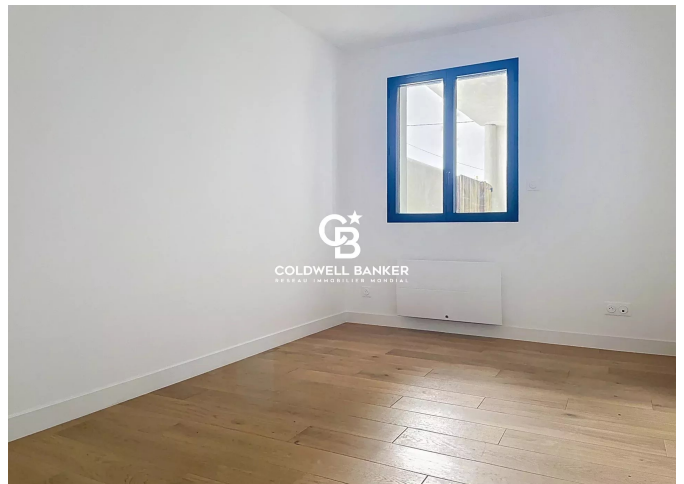
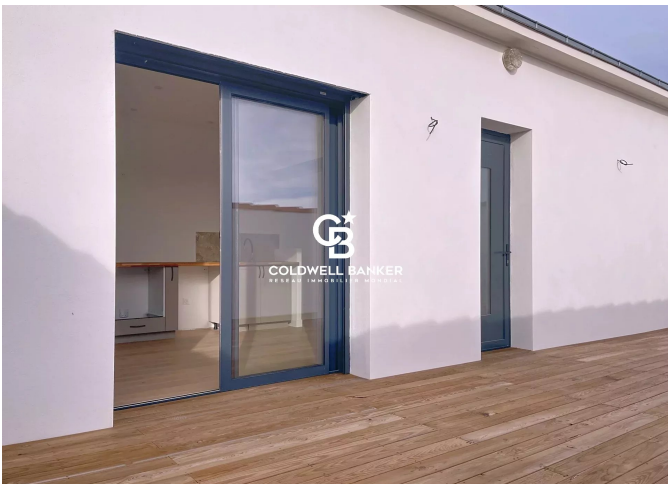
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 146

Indice d'émission de gaz à effet de serre (GES) : A 5



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