

Maison Lagord 108 m<sup>2</sup>

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PRIX DE VENTE : 499 000 €

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## DESCRIPTION

Nestled in the heart of historic Lagord, in one of the municipality's most sought-after areas, this home exudes a warm and unique atmosphere from the very first step inside.

The generous ceiling heights and abundant natural light instantly create a sense of space and airiness that modern builds rarely manage to replicate.

Inside, the layout is both clear and highly functional: a bright living and dining room perfect for family gatherings or entertaining, an independent kitchen, three well-proportioned bedrooms providing peaceful retreats, and two bathrooms for everyday comfort.

The outdoor space is where this property truly reveals its full potential. A large covered terrace invites you to extend your evening dinners, sheltered from the sun or a light summer rain. The fully enclosed and secluded garden offers complete privacy. At the back of the plot, a separate outbuilding is just waiting to be reinvented: a home office, an artist's studio, a guest bedroom, or a wellness space... the possibilities are endless.

Located just a stone's throw from La Rochelle, this preserved neighborhood captivates with its authentic charm, quiet streets, and peaceful village lifestyle set within a dynamic metropolitan area.

## CARACTÉRISTIQUES

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Type de bien :	Maison	Surface :	108.0 m <sup>2</sup>	NB de pièces :	6 rooms
NB de chambres :	3 bedrooms				

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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)

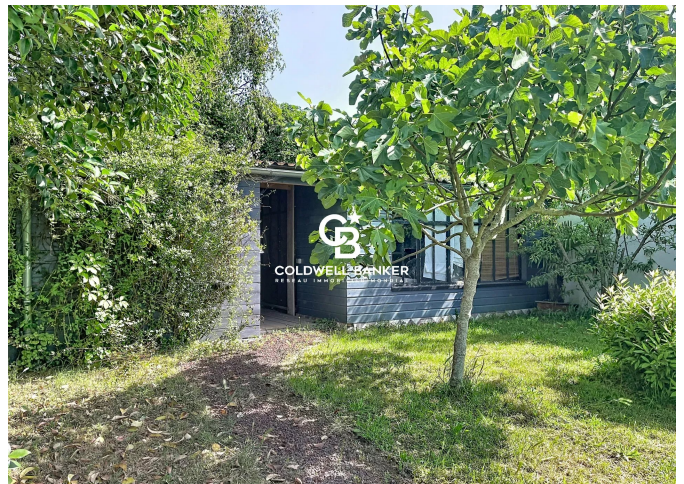
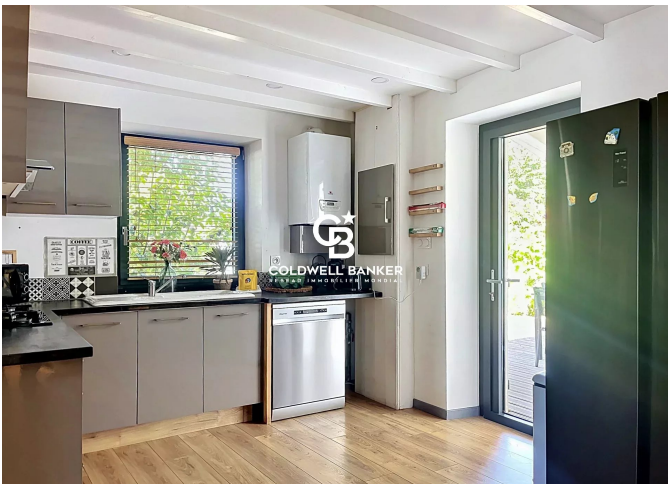
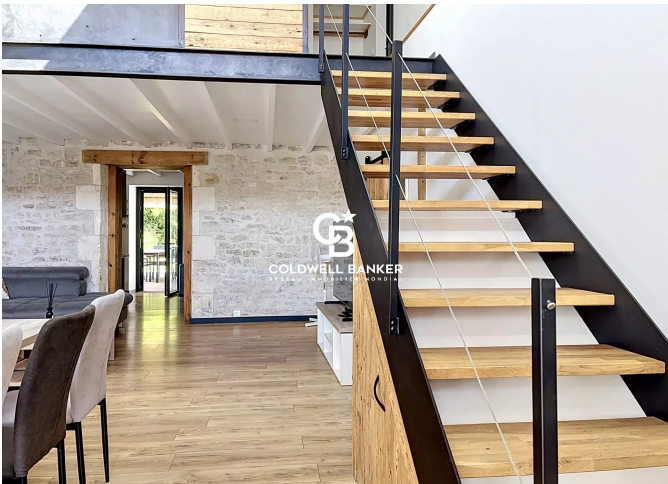
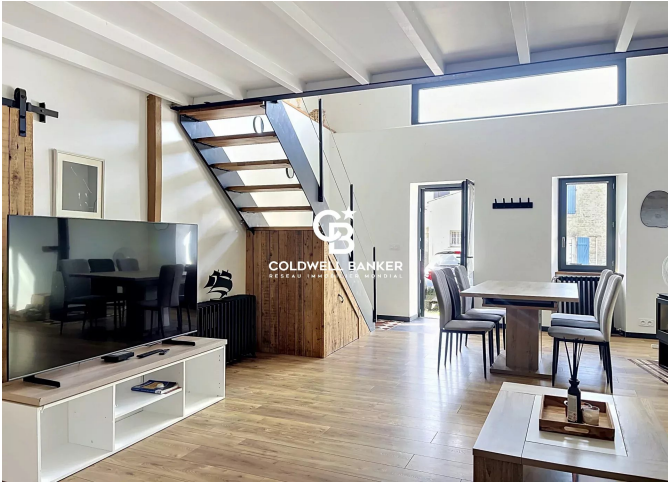
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 138

Indice d'émission de gaz à effet de serre (GES) : C 14



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