

Maison La Rochelle 140 m²



PRIX DE VENTE : 868 000 €

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DESCRIPTION

In the heart of La Rochelle, this contemporary house boasts a clear and functional style, with varied and independent living spaces accessible by lift.

It also stands out for the quality of its technical design. Its heating, cooling and air circulation system, designed with rigour and precision, is now cited as an example in certain engineering schools. This achievement illustrates the care taken to ensure comfort and energy efficiency, far beyond the usual standards.

From the entrance, the layout is clear: a spacious garage, a self-contained studio with living room, kitchen and shower room, and direct access to the upper floors by staircase or lift.

The upper level has two bedrooms, each with its own shower room. One of them benefits from an additional space, designed as a bedroom lounge, with a kitchenette, offering a rare degree of independence within the same house.

On the top floor, the living room comes into its own. Light floods through the spacious open-plan kitchen, extended by a terrace overlooking the city rooftops and framing a historic building in the foreground.

In the basement, a dry and spacious cellar, consisting of two separate rooms and a utility room, completes the property.

A recent and comfortable house, where modernity meets heritage, in one of the most sought-after locations in La Rochelle.

Risk information available on the website : www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	140.0 m ²	Ascenseur :	Oui
NB de pièces :	6 rooms	NB de chambres :	3 bedrooms		

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

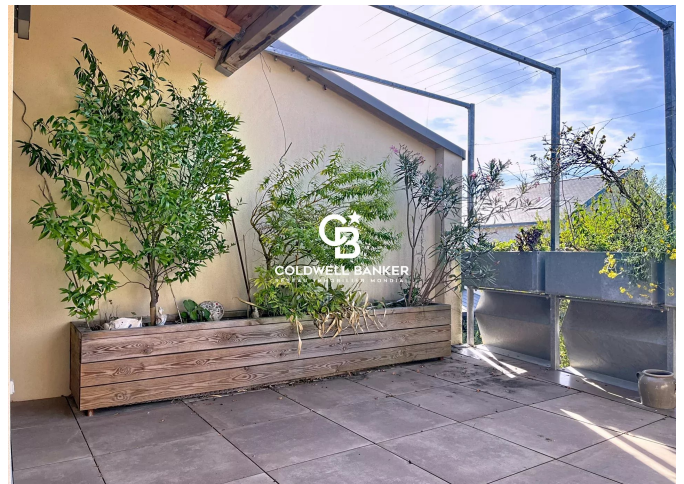
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 45

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



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