

Maison La Rochelle 164 m²



PRIX DE VENTE : 1 986 000 €

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DESCRIPTION

Elegant comfort, inviting home. Located on La Rochelle's most beautiful avenue, renowned for its unique greenery and privileged location between the ocean and the Old Port, this bourgeois house embodies La Rochelle's elegance in all its splendor.

Renovated with remarkable care, in collaboration with a renowned interior designer, it offers a perfect blend of period architecture and contemporary comfort.

As soon as you enter, you are welcomed by the terrace, enhanced by a majestic eucalyptus tree that sets the tone: charm, gentleness, and serenity.

The ground floor offers elegant reception areas: a refined living room where a gas fireplace provides warmth and atmosphere, natural light everywhere, generous ceiling heights, and a perfectly integrated custom kitchen with discreet storage. A utility room, a "beach return" shower room, and a separate toilet complete this level designed for everyday comfort.

On the first floor, a first bedroom, currently converted into an office with a view of the ocean, offers an inspiring working environment.

The master bedroom is a true suite: a refined bedroom, bathroom with walk-in shower and bathtub, toilet, and a large dressing room designed for the most demanding.

A second suite, with its bedroom and private shower room, elegantly accommodates family or guests.

The floors retain their old-world charm: period parquet flooring, high ceilings, and meticulous renovation that respects the soul of the house while adding a subtle contemporary style.

The second floor offers two additional bedrooms, each with its own bathroom, perfect for a large family or for creating multipurpose spaces.

In the basement, a fully equipped space opens onto various rooms: a library/home cinema, a laundry room, a wine cellar, and a utility room.

An iconic residence, renovated with rare taste, located in one of the most sought-after areas of La Rochelle: an exceptional property for lovers of charm, space, and quality.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	164.0 m ²	Taxe foncière :	€2.00
NB de pièces :	9 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

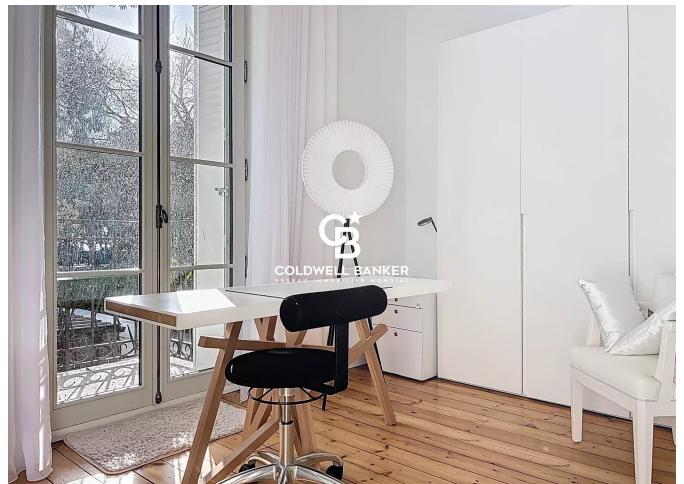
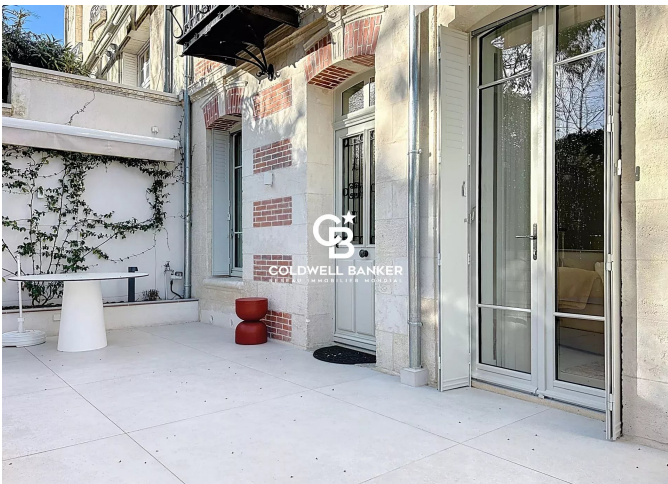
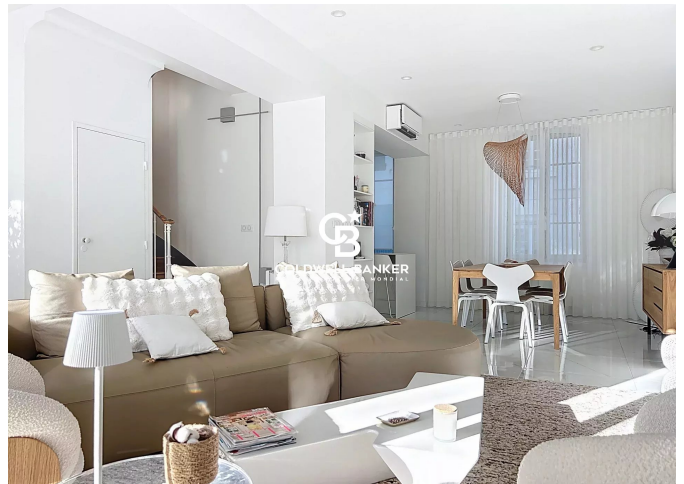
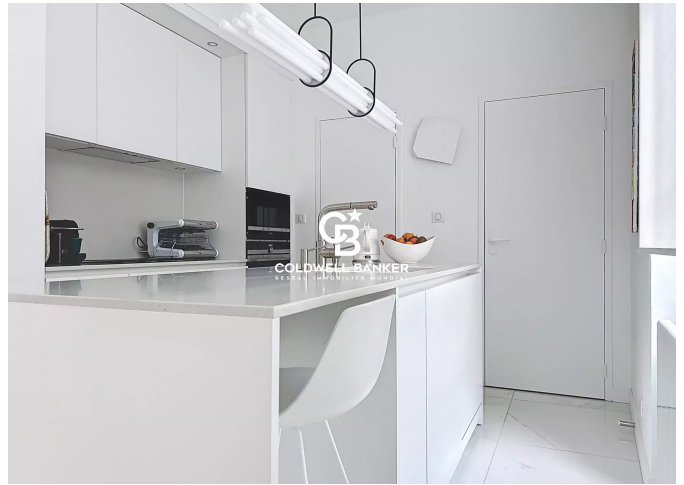
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 135

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



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