

Maison La Rochelle 180 m²



PRIX DE VENTE : 1 795 000 €

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DESCRIPTION

Facing the Allée du Mail, in one of the most iconic and sought-after locations in La Rochelle, this house offers a rare lifestyle, surrounded by greenery, the ocean, and the heart of the city, in an atmosphere that is elegant, warm, and unspoiled.

Behind its discreet façade, the ground floor reveals a vast, light-filled reception room with generous proportions, combining conviviality and comfort. The separate, fully equipped kitchen has been designed as a real place for sharing, ideal for entertaining. A separate toilet completes this level.

On the garden level, a separate studio with direct access to the garden extends this feeling of a welcoming home. This independent space is ideal for hosting guests or for discreet professional use, in complete independence.

Upstairs, two comfortably sized bedrooms, each with its own shower room, make up a peaceful sleeping area. One of them opens onto a balcony offering a direct and unobstructed view of the Allée du Mail, a rare privilege, conducive to moments of calm and contemplation.

The garden, carefully planted with trees and sheltered from view, creates a bubble of serenity where you can fully enjoy an intimate outdoor space, a true extension of the living areas.

A unique address, combining views, space, outdoor living and a warm atmosphere, designed for those looking for a discreet, elegant property with a deep sense of La Rochelle character.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	180.0 m ²	Taxe foncière :	€3.00
NB de pièces :	5 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

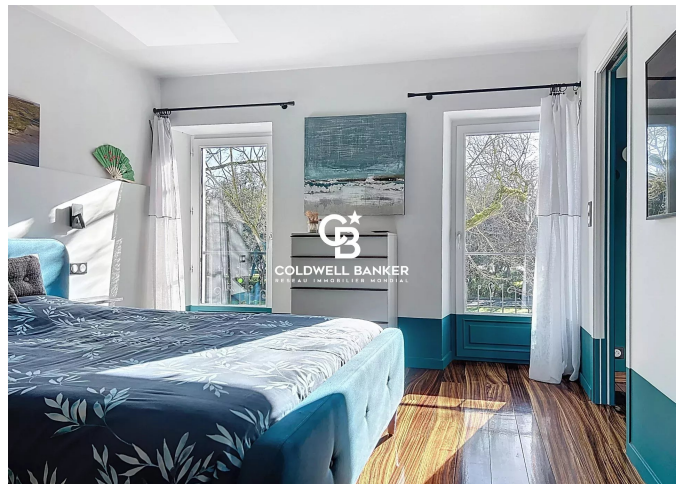
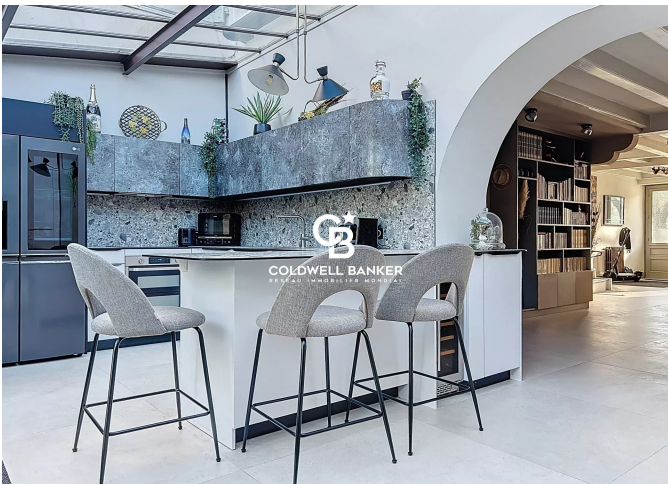
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 112

Indice d'émission de gaz à effet de serre (GES) : C 19



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