

Maison La Rochelle 210 m²



PRIX DE VENTE : 1 362 000 €

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DESCRIPTION

Ideally located in the very heart of La Rochelle, this authentic townhouse in excellent condition will appeal to both families seeking space and couples looking to combine a refined lifestyle with a sound heritage investment. Spanning approximately 150 m², it offers generous proportions, four bedrooms—including a master suite—with the possibility of creating a fifth sleeping area to suit your needs.

The charm is instant upon entering: high ceilings, elegant moldings, dual-aspect natural light, and a sophisticated atmosphere are all enhanced by an intimate terrace—a true luxury in the city center. A garage completes the property, a rare and precious asset for comfortable urban living.

Adjoining the house, an independent two-bedroom apartment with its own private entrance provides the perfect space to host family and friends autonomously, run a professional activity, or generate approximately €900 in monthly rental income.

A rare find in the heart of La Rochelle, exceptional for its layout and its numerous possibilities.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	210.0 m ²	Taxe foncière :	€3.00
NB de pièces :	8 rooms	NB de chambres :	6 bedrooms		

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

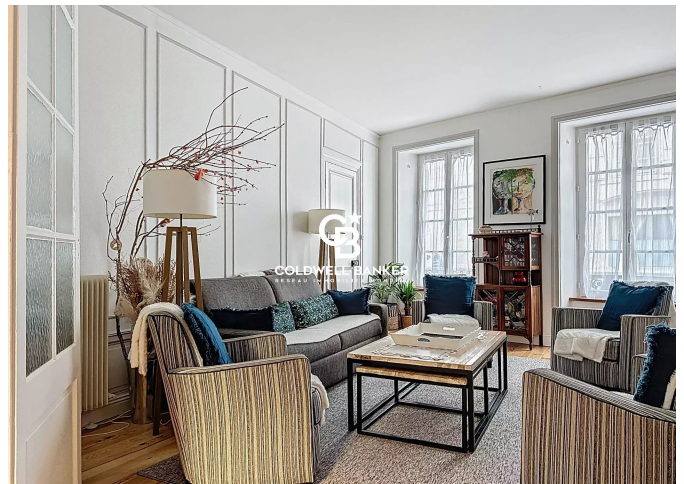
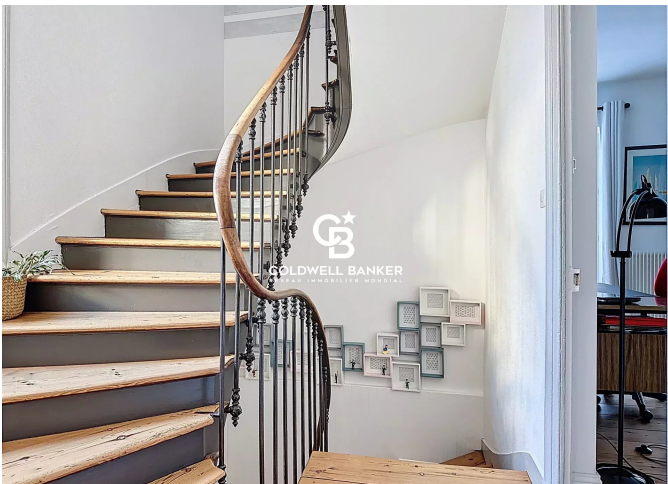
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 218

Indice d'émission de gaz à effet de serre (GES) : D 47



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