

Maison La Rochelle 240 m²



PRIX DE VENTE : 1 550 000 €

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DESCRIPTION

Ideally situated just a 15-minute walk from the Old Port and the central market, this 1980s architect-designed villa offers 240 m² of living space on a stunning southwest-facing plot.

Designed for seamless indoor-outdoor living, the main floor is centered around a spacious living room with a fireplace, complemented by a TV lounge and an independent kitchen with an adjoining pantry. The sleeping quarters on this level feature two bedrooms with built-in storage and a master suite of over 30 m², complete with a walk-in dressing room and private bathroom.

Upstairs, a vast mezzanine provides an airy perspective over the living area. Opening onto a private solarium, this versatile space could easily be converted into two additional bedrooms.

A true extension of the architecture, the landscaped garden surrounds a 10x5 meter swimming pool, perfectly positioned to capture the golden hour. From the shaded pergola to the pool house, every corner invites a sun-drenched lifestyle in total privacy. Between its multiple terraces and the elevated solarium, this rare property offers absolute tranquility, only steps away from the vibrant energy of the Old Port.

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

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	240.0 m ²	Taxe foncière :	€4.00
NB de pièces :	7 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

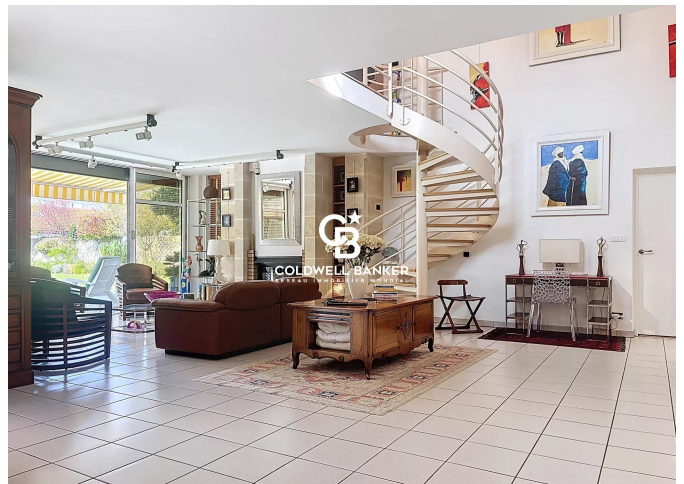
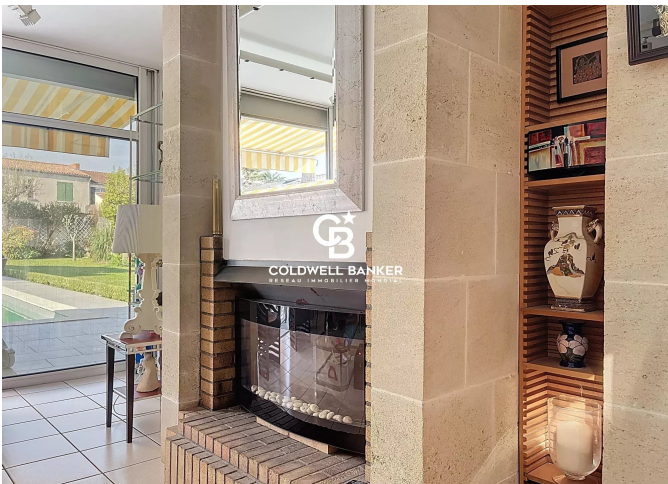
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 111

Indice d'émission de gaz à effet de serre (GES) : A 4



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