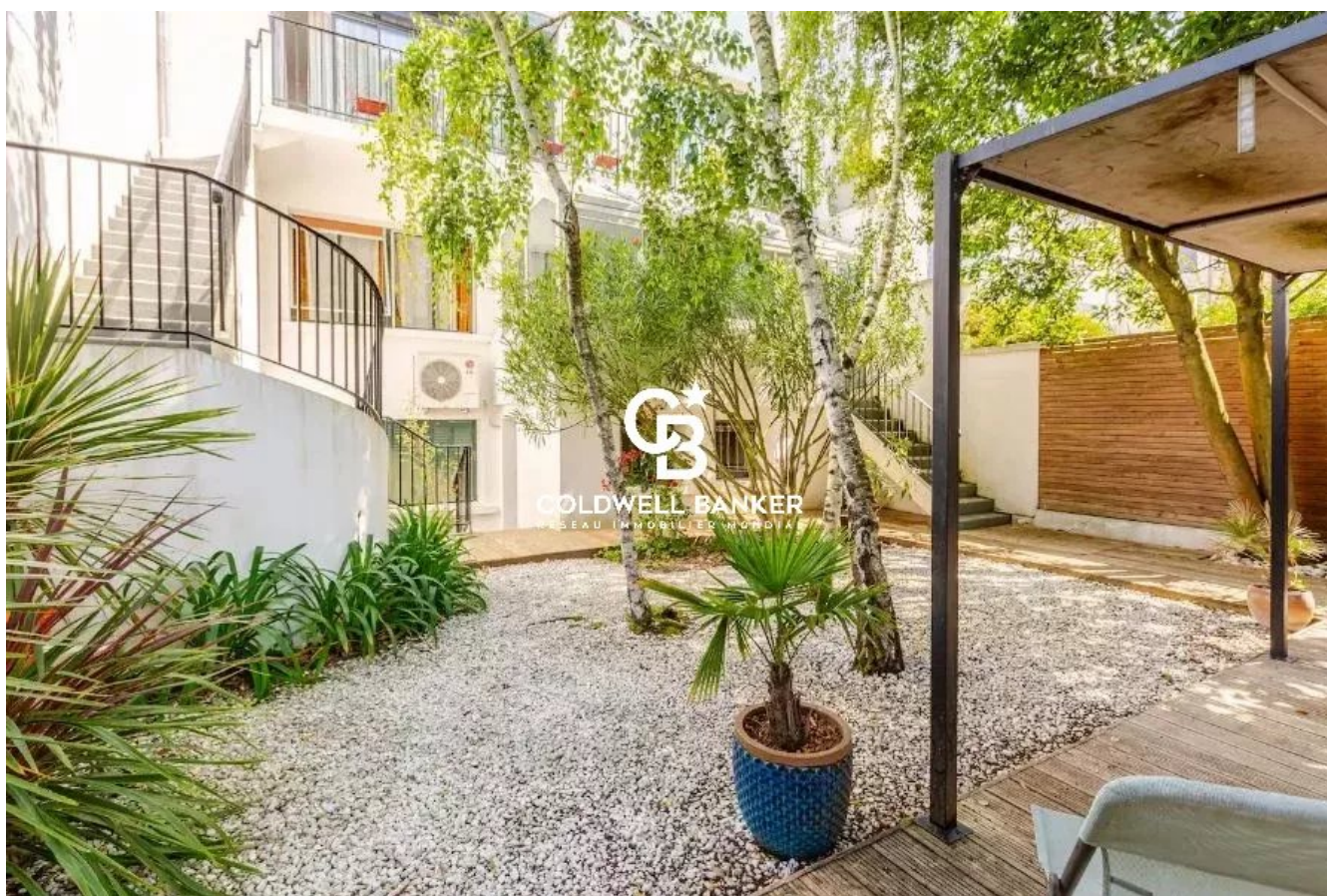


Maison La Rochelle 330 m<sup>2</sup>

---



PRIX DE VENTE : 1 390 000 €

---

EMAIL : [IMMOBILIERE@COLDWELLBANKER.FR](mailto:IMMOBILIERE@COLDWELLBANKER.FR)

## DESCRIPTION

Just a 10-minute walk from the Vieux Port and the Central Market, discover this exceptional villa designed by architect Georges Letélie. Built in the 1950s by Pierre Grizet, this residence is a true signature of La Rochelle's heritage.

Renovated with care in 2016 and optimized in 2023 with the installation of photovoltaic panels (7.5 kW) and a powerful heat pump, it perfectly blends vintage charm with modern comfort.

From the entrance, the period staircase sets the tone. The raised ground floor reveals a vast, bright living room and a kitchen, designed for sharing. Upstairs, the sleeping area consists of four comfortable bedrooms, all served by a bathroom or a shower room. A total surface area of approximately 315 m<sup>2</sup> is spread over 4 floors, plus a dry 95 m<sup>2</sup> cellar.

The house holds a major surprise: an independent 100 m<sup>2</sup> garden-level space. A true private apartment, it features a living room with a kitchen, a veranda, a master suite, and an additional bedroom, offering rare flexibility. An additional 15 m<sup>2</sup> room on the top floor allows for a home office or a seventh bedroom.

Outside, the enclosed garden with trees protects you from view, offering a moment of absolute calm in the city center. Between architectural history and modernity, this property is the ideal living environment for a large family or a luxury project.

Risk information available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	330.0 m <sup>2</sup>	Taxe foncière :	€4.00
NB de pièces :	12 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](http://www.georisques.gouv.fr)

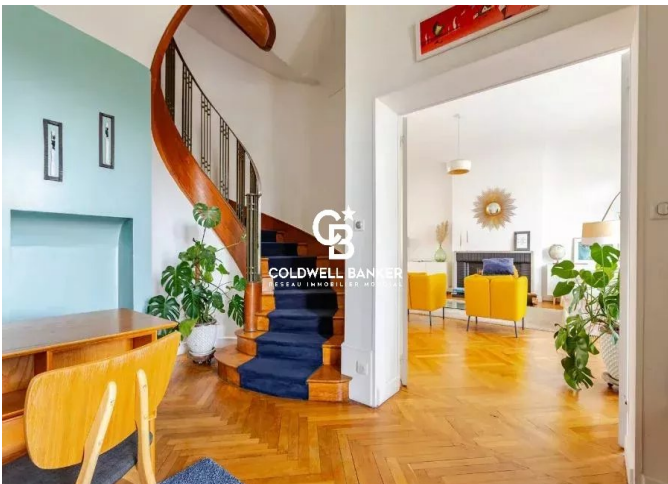
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 138

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



**COLDWELL BANKER**  
**EUROPA REALTY**



7 Rue Pas du Minage  
France, 17000, La Rochelle



TÉL : +33586580078  
[immobiliere@coldwellbanker.fr](mailto:immobiliere@coldwellbanker.fr)