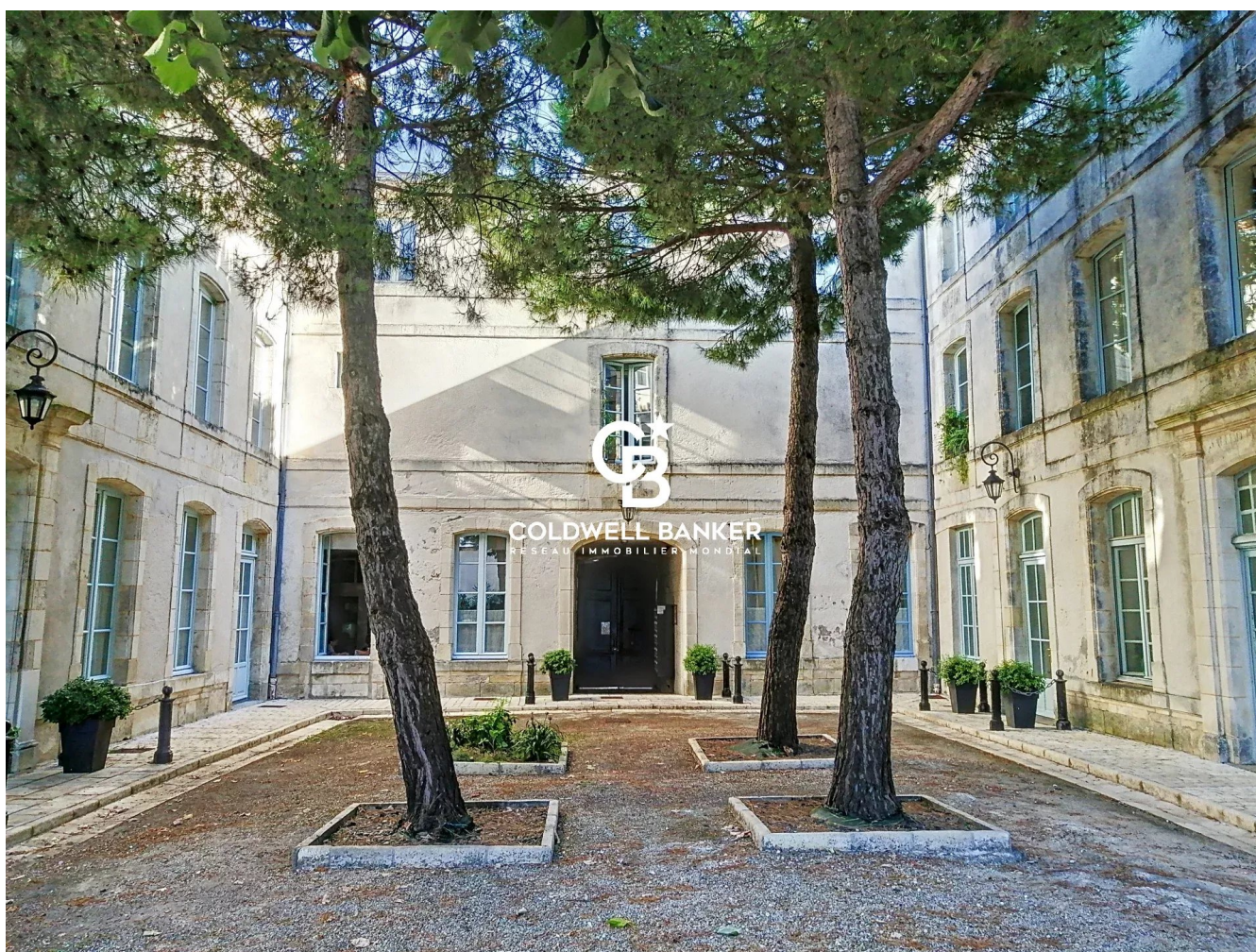


Maison La Rochelle 69 m²



PRIX DE VENTE : 566 000 €

EMAIL : IMMOBILIERE@COLDWELLBANKER.FR

DESCRIPTION

Some places are worth seeking out. This one is tucked away just a stone's throw from the old harbour, in the seclusion of a cobbled courtyard that time seems to have spared.

This house reveals itself only to those who know how to look: behind an unassuming façade lies a completely redesigned interior, where high ceilings harmonise with the wood, stone and late-afternoon light.

On the ground floor: A seamlessly integrated kitchen and an open-plan living area that flows directly onto the tree-lined garden—completely private, private, and bathed in south-westerly sunlight just waiting to pour in.

Upstairs: The sleeping quarters feature two bedrooms with built-in wardrobes and a bathroom.

To top off this idyllic scene, look up: the majestic Tour de la Lanterne watches over your home, a silent witness.

A parking space is reserved for you, a rare luxury in this sought-after neighbourhood, allowing you to enjoy life in La Rochelle to the full without any constraints.

We are offering you more than just a house; we are offering a quality of life: the city centre, the casino and the beach – a way of life in the heart of La Rochelle.

A unique opportunity to make this exceptional property your new home. Whether as a main residence, a prestigious pied-à-terre or an investment property: this is one of those opportunities that La Rochelle rarely offers, and one you will never regret seizing.

Service charges: €1700 per year.

Property complex comprising a main building, private car park, access road and green spaces.

Lot 7: a residential duplex and 706/10,000ths of the general communal areas

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	69.0 m ²	NB de pièces :	3 rooms
NB de chambres :	2 bedrooms				

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

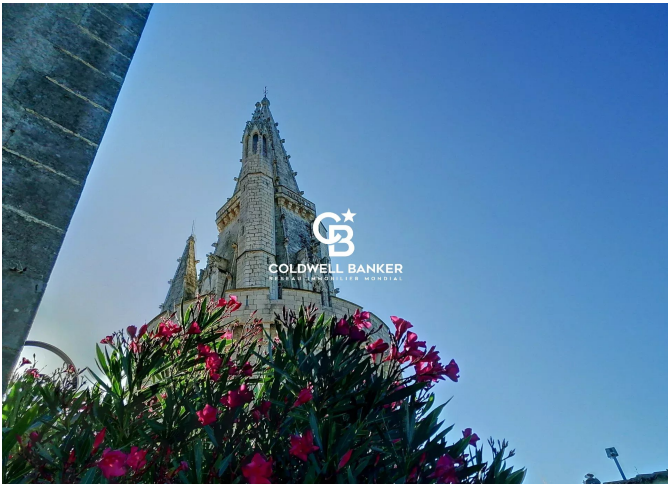
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 212

Indice d'émission de gaz à effet de serre (GES) : D 44



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