



## House

LA ROCHELLE (17)

**467 000 €\***

\* Agency fees to be paid by the seller



75 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

EXCLUSIVELY, in LA ROCHELLE, LA ROSSIGNOLETTE district. Come and discover this 75m<sup>2</sup> house on a 235m<sup>2</sup> plot, completely renovated, with terrace and garage. It is located in the very quiet district of La Rossignolette, close to nursery and primary schools, shops and public transport. The living rooms are located on the ground floor and include: - a fully fitted and equipped kitchen, very functional and separated from the living room by a contemporary workshop bay - a very bright double living room of 29m<sup>2</sup>, crossing, facing South-West with direct access to the wooden terrace - a WC. The 1st floor will host the night rooms consisting of 2 bedrooms, an office and a bathroom. But that's not all ! The wooden terrace of approximately 16m<sup>2</sup> and the garden will be ideal for enjoying this summer's barbecues. The renovation has been carried out with taste, retaining some original elements such as the moldings or the parquet floors on the first floor. You will have understood it, a visit is essential before putting down your suitcases because no work is to be expected. Les honoraires sont à la charge du vendeur.

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).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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Agent

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ROCHELLE

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 827071

Property type ..... House

Year of construction ..... 1961

Exposure ..... N-S

View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 75 m²

Living room surface ..... 29 m²

Land surface ..... 235 m²

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 3

Toilets count ..... 1

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 229

GES ..... 46

### APPENDIX

Parking ..... extérieur

Parking space ..... 1

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... gaz

Kitchen ..... aménagée



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