



Property

LA ROCHELLE (17)

**1 350 000 €**



230 m<sup>2</sup>



8 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Exceptional property located in the heart of the town of Lagord, bordering La Rochelle. This magnificent 19th century residence with a contemporary look benefited from a complete renovation, carried out in 2021. Completely reworked from the ground to the roof, it now features quality materials and equipment. Unsuspected from the street, it was designed to open onto the garden in order to enjoy the exterior services out of sight. It offers 205 m2 of living space on 2 levels and offers 2 separate entrances to access it. On the ground floor: The vestibule offers spacious storage spaces and extends into the fully open living rooms, all oriented towards the garden which allows you to enjoy more than 80 m2. This volume accommodates a first very cozy living room, a beautiful fully equipped kitchen, a large dining room bordered by a bay window with pocket opening onto the teak terrace and a second south-facing living room with access to the cellar and opening onto the garden through a large bay window. Nature also invites itself into this stay thanks to the magnificent patio with trees and plants. A pantry/laundry room and separate toilets complete this level. Upstairs: The large landing room which can accommodate an office space, serves the 2 wings of the house: one dedicated to the parental space with a large bedroom, dressing room, bathroom and separate toilet. The other wing accommodates 2 beautiful bedrooms, a bathroom and toilet. On this same level, you benefit from a second laundry area of the house. The heating system is done by heat pump: underfloor heating on the ground floor, water radiators upstairs. All the frames are in aluminum, double glazing, and the windows have pocket windows. Video surveillance and home automation system The design of the outdoor space is remarkable: The 10 m2 swimming pool benefits from a beautiful exposure and enhances the view from the different terraces and rooms of the house. The pool house houses an outdoor kitchen with travertine flooring and a large shaded terrace. You will also enjoy a jacuzzi, and as everything has been very well thought out, a bathroom and toilets are available. Automatic garden watering supplied by the well. Garage of 18 m2 and several parking spaces on the property. To complete this exceptional property, an independent studio of 25 m2 including a living room, a bathroom and toilets, will allow you to rent, entertain in complete independence or offer a liberal activity. A unique residence due to the quality of its renovation, its living spaces, its exterior, its architecture and its materials in harmony with its environment. Close to all amenities, services, shops, schools and public transport. To visit without delay. Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,85% TTC du prix hors honoraires.

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!



**Peggy DESME**

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ROCHELLE

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 828646

Property type ..... Property

Year of construction ..... 2021

Exposure ..... S-W

View ..... Vue sur Jardin, sur Piscine

### SURFACES

Living space ..... 230 m²

Living room surface ..... 46 m²

Land surface ..... 543 m²

### COMPOSITION

Number of rooms ..... 8

Number of bedrooms ..... 4

Number of bathrooms ..... 1

Toilets count ..... 5

Washrooms ..... 4

Terrace ..... 1

### DPE/GES

DPE ..... 108

GES ..... 3

### APPENDIX

Parking ..... extérieur

Parking space ..... 3

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... pompe à chaleur

Kitchen ..... aménagée

Swimming-pool ..... Yes



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SAS au capital de 100.000 euros

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