



Contemporary house

LA ROCHELLE (17)

825 000 €*

* Agency fees to be paid by the seller



186 m²



7 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Only at Capifrance!

Very beautiful, contemporary and family house, ideally located on the outskirts of La Rochelle and in a quiet area, in the Rompsay district of Périgny. This house of approximately 185m² has an insulated GARAGE and is built with quality materials.

It will offer you all the COMFORT you want: On the ground floor, you will benefit from a beautiful entrance and a large double living room of more than 60m² with its modern and fully equipped kitchen.

The first sleeping area has a large bedroom, an office, a bathroom with shower and bathtub and a separate toilet.

After the living room, you will discover a beautiful PARENTAL SPACE of almost 30m² with a bedroom, a dressing room, a bathroom and a separate WC. Upstairs: 2 large bedrooms of approximately 17 and 18 m², a bathroom and a separate toilet.

You will appreciate its advantages: Its SOUTH exposure to the living space, the presence of a borehole on the land, its high-end materials and its PERFECTLY MAINTAINED condition!

EXCELLENT ENERGY PERFORMANCE DIAGNOSIS and NO WORK REQUIRED!

To discover quickly! I'm waiting for you for a visit! 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!



Sabrina FEI

ESNANDES (17137)

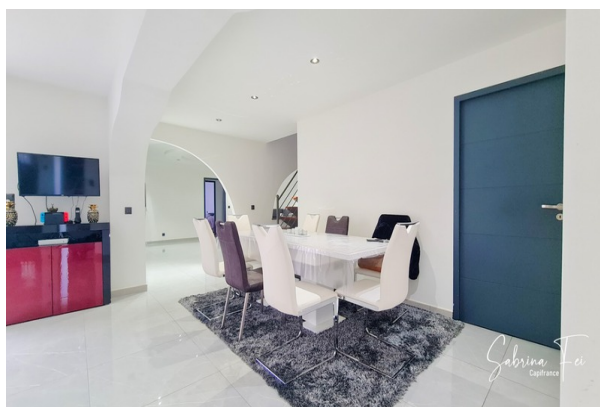
Agent

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Courts service city : LA
ROCHELLE

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 845526
Property type Contemporary house
Year of construction 2018
Exposure South
View Vue sur Jardin

SURFACES

Living space 186 m²
Land surface 347 m²

COMPOSITION

Number of rooms 7
Number of bedrooms 4
Number of bathrooms 2
Toilets count 3
Washrooms 1
Terrace 1

DPE/GES

DPE 45
GES 1

APPENDIX

Parking garage
Garage 1
Videophone Non

SERVICES

Heater pompe à chaleur
Kitchen aménagée



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle