



Cédric AL Attiya - Capifrance

Contemporary house

LA ROCHELLE (17)

698 000 €*

* Agency fees to be paid by the seller



168 m²



7 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

EXCLUSIVELY, in LA ROCHELLE, Vaugouin district. Come and discover this pleasant contemporary single-storey house of 103m², with a studio at the bottom of the garden and a two-room apartment, each with an independent entrance and an outdoor space not overlooked. This real estate complex is located in a very quiet area, 150m from schools, 10 minutes from the city center by bike and close to public transport. The main house has beautiful volumes with its 40m² living room, facing South-West, with direct access to the exotic wooden terrace and the garden. The sleeping area is made up of a master suite, two bedrooms, a bathroom with WC. Without forgetting the laundry room, the office space and the independent WC. This house is very pleasant to live in, in complete conviviality. The studio with an area of 21m² will be perfect for welcoming loved ones or housing a student. The apartment, with a surface area of 45m², will be ideal for year-round or seasonal rental, shared accommodation or to develop a professional activity. Its 17m² tiled terrace is a real advantage, it offers a clear view of the roofs of La Rochelle. In summary, the rental ratio of its two outbuildings can be very interesting. Outside, everything is there to have a great summer: a pretty terrace for lunches with friends and a beautiful green space for children. No worries about vehicle parking because it is possible to park three cars on the plot and the shed will house bicycles or a workshop for DIY enthusiasts. You will have understood, it is a rare item on the market, a visit is essential! Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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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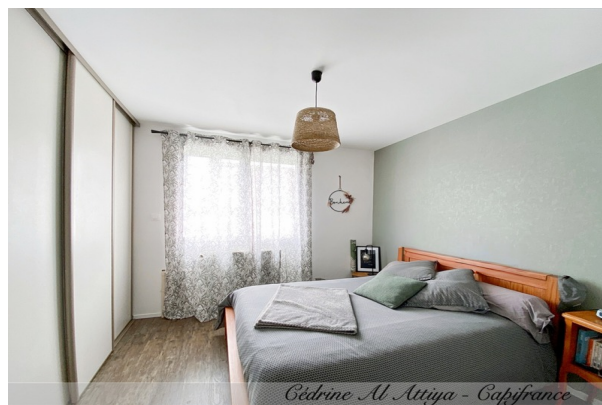
Agent

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Courts service city : LA
ROCHELLE

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 854147

Property type Contemporary house

Year of construction 1976

View Vue sur Jardin, sur Ville

SURFACES

Living space 168 m²

Living room surface 40 m²

Land surface 479 m²

COMPOSITION

Number of rooms 7

Number of bedrooms 5

Toilets count 4

Washrooms 4

Terrace 1

DPE/GES

DPE 189

GES 23

APPENDIX

Parking extérieur

Parking space 3

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater électricité

Heater gaz

Kitchen aménagée