



## House

LA ROCHELLE (17)

**498 000 €\***

\* Agency fees to be paid by the seller



107 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

IN LA ROCHELLE, sought-after district of Tasdon. Pretty house of character of 105m<sup>2</sup>, where the renovation has preserved the charm of yesteryear while integrating modern touches. On the ground floor, come and discover a friendly living space including a fully fitted and equipped kitchen, a bright living room, with its wood stove for warmth, a comfortable independent bedroom with its bathroom, WC and direct access to the garden, a bathroom with Balinese-style WC and a pantry/laundry room for practicality. By taking the magnificent original staircase, two spacious bedrooms share the space on the 1st floor. But that's not all ! The 6.50m<sup>2</sup> mezzanine will be ideal for extra sleeping or to set up an office. You will also be seduced by the exteriors: a wooden terrace for summer lunches sheltered by the surrounding jasmine, a very pleasant green space, a garage which will be perfect for housing a workshop or a few bicycles and a cellar. You have understood, this house nestled in a green setting, quiet, without work and close to schools, shops, town center, old port and La Rochelle train station will not stay on the market for long! 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](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!



**Cédrine AL ATTIYA**

**LA-ROCHELLE (17000)**

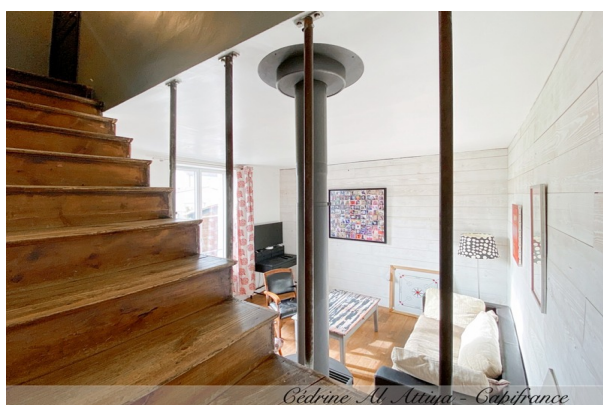
Agent

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Courts service city : LA  
ROCHELLE

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 854348

Property type ..... House

Year of construction ..... 1920

View ..... Vue sur Jardin

### SURFACES

Living space ..... 107 m²

Living room surface ..... 31 m²

Land surface ..... 169 m²

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 2

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 178

GES ..... 30

### APPENDIX

Parking ..... garage

Garage ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... bois

Heater ..... gaz

Kitchen ..... aménagée