

1 189 790 €

**Contact agency**

D'Habitat <<L'agence immobilière>>

1 rue vincent faite

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**For sale mansion**

**5 rooms**

**Surface of the living** : 44 m<sup>2</sup>

**Year of construction** : début 20e

**Exposition** : Sud nord

**View** : Jardin

**Hot water** : Gaz

**Inner condition** : excellent

**External condition** : GOOD

**Couverture** : slate

**Features :**

Jacuzzi spa, fireplace, double glazing,  
CALM

5 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 cellar

**Energy class (dpe)** : C

**Emission of greenhouse gases (ges)** : D

Document non contractuel

24/11/2024 - Prix T.T.C



## Mansion 218738 La Rochelle

La Rochelle, close to Charruyer Park in a very quiet street, early 20th century stone house offering 157m<sup>2</sup> of living space in impeccable condition. Ground floor: entrance, 44m<sup>2</sup> living room with 2 lounge areas and 1 dining area, beautiful separate kitchen opening onto terrace and garden, toilet with washbasin. 1st floor: landing leading to 3 bedrooms and a shower room with toilet. 2nd floor: 2 beautiful attic bedrooms, bathroom with toilet. The charming little garden has a terrace, 2 small outbuildings and a jacuzzi spa. In addition to all this, there is a cellar with a beautiful storage space, a laundry room and a sauna. Privileged location, beautiful amenities and pretty traces of the past (moldings, fireplaces, etc.).

**Fees and charges :**

1 189 790 € fees included

