MAGNIFICENT 1850'S PROPERTY IN LA ROCHELLE, COMPLETELY RENOVATED WITH A GREAT DEAL OF CARE. SUPERB MIX OF OLD CHARM AND MODERN COMFORT. A GARDEN WITH PALM TREES AND PRETTY ROSEBUSHES.
DESCRIPTION
Exceptional property, totally renovated, located in a desirable neighbourhood of La Rochelle, very close to the Place Verdun. This lovely property has eight bedrooms, four of which have a shower-room and could quite easily be operated as a B&B. It also boasts two pretty well-kept gardens, one in the front and one in the back of the house, and a private parking. Not an ounce of work needed.

PROPERTY FACT FILE

REFERENCE 79475NML17
PRICE € 1,199,000
£ 0*
*agency fees to be paid by the seller
BEDROOM 8
BATHROOM 5
ACCOMODATION 330 m²
LAND 647 m²
TOWN
DEPARTMENT Charente_Maritime
LOCATION 0-2KM to amenities
TYPE Family Home, Holiday Home, Maison de Maître
CONDITION Excellent condition,
FEATURES Business potential, Character property, Detached

*Price based on current exchange rate which is subject to change
This property was totally refurbished in 2009: roofs, heating system, insulation, electricity, plumbing, layout, etc. Everything was carried out with taste and attention to detail.

Two possible entrances, one at the front, one at the back of the house. The latter runs through the house and connects to a fully-equipped kitchen, a dining-room, and two sitting-rooms. These last three rooms each have a fireplace and original moulding. There is also a separate WC on the ground floor.

The upper floor boasts four bedrooms, each with a fireplace. In addition, two of them have their own shower-room and WC. The two others share a bathroom with shower and WC. Original restored bath-tub.

The second floor also has four bedrooms, two of which have their own shower-room. No mouldings on this floor, but tastefully exposed beams.

The house has a cellar which contains a technical side, and another part which is a traditional cellar.

There is also a refurbished outbuilding which has a summer kitchen with a bread oven, and a garage with up-dated overhead storage space. The house is heated by a geothermal boiler, as well as a thermo-dynamic water heater, both very economical. All outdoor openings are in double-glazed wood. Private parking spaces with an electric gate. A must-see property!
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