COLDWELL BANKER
EUROPA REALTY

House Honfleur 140 m²



SALE PRICE : 850 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

176 Avenue Charles de Gaulle
France, 92200, Neuilly-sur-Seine

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Located in the center of Honfleur, two hours from Paris, this 19th-century home features a Caen stone facade and offers immediate proximity to local shops, restaurants, and amenities. The property is designed around several tiered terraces, creating ideal outdoor spaces for entertaining and enjoying Normandy's days and evenings.

Offering approximately 140 sqm of living space, the property is arranged over four levels:

Ground Floor:An entrance leads to a living room with a fireplace, which opens into the kitchen. Both rooms provide direct access to the exterior. An adjoining room features flint stone walls, a fireplace, and large bay windows opening onto the terrace. This versatile space offers the potential to be merged with the main living area, or used as a ground-floor bedroom, TV room, or studio.
First Floor: Features a living room with a fireplace and hardwood floors, an adjacent office, and a guest toilet.
Second Floor: Dedicated to sleeping quarters, this level includes bedrooms such as a suite with a bathroom, built-in storage, and a toilet located on the landing.
Third Floor: Situated under the eaves, this top floor provides an additional bedroom with a private shower room and a toilet.

A garage completes the property.
Administrative and Technical Information:
Agency fees are payable by the vendor. Energy Performance Certificate (DPE): Class E. Climate Class: E. Estimated annual energy costs for standard use range between €3,245 and €4,391 (based on average energy prices for the years 2021, 2022, and 2023, subscriptions included). Information on the risks to which this property is exposed is available on the Géorisques website: georisques.gouv.fr.

For information and viewings, please contact Géraldine Bernardin, your Coldwell Banker specialist for Normandy, at 07 68 07 23 30.

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FEATURES

Property type:	House	Area:	140.0 m²	Property tax:	€1.00
Number of rooms:	7 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 257

Greenhouse gas emissions (GHG) index: E 52

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