COLDWELL BANKER
EUROPA REALTY

House Honfleur 146 m²



SALE PRICE : 387 000 €

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

PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Just a 5-minute drive from Honfleur and close to shops, discover this sun-drenched home built on a wooded, sloping lot of 2,500 m². It offers a living environment highlighted by a breathtaking panoramic view of the valley. Thanks to its south-facing orientation, you'll enjoy optimal sunlight all year round.
The garden level opens onto a welcoming entry hall leading to a first bedroom, a shower room, and a separate half-bath. This level also features essential practical spaces, including a cellar and a closed garage.
Upstairs, the living area unfolds: a superb 51 m² room—spacious and cozy—designed for entertaining with a wood-burning stove, as well as a kitchen opening onto the terrace. The sleeping area consists of three bedrooms, including a small room ideal for use as a large, custom-built walk-in closet. One of the bedrooms features glass French doors offering direct access to the outdoors, allowing you to wake up to a view of nature. A shower room with a toilet completes this level.
A true extension of the house, a large terrace overlooks the rolling landscape. Featuring an elegant, modern anthracite-colored pergola, it provides a perfect, private space for dining and sunbathing. A separate 36 m² workshop rounds out the amenities of this property, offering great possibilities for DIY projects or any creative endeavor.

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FEATURES

Property type:	House	Area:	146.13 m²	Property tax:	€933.00
Number of rooms:	6 rooms	Number of bedrooms:	4 bedrooms		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 180

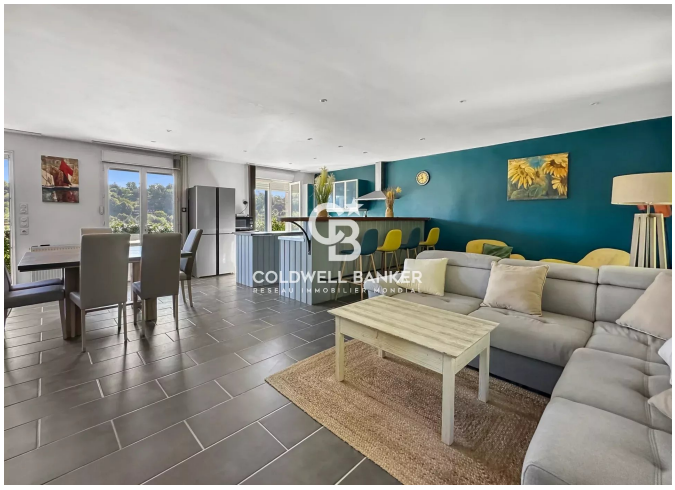
Greenhouse gas emissions (GHG) index: C 29

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