COLDWELL BANKER
EUROPA REALTY

House Honfleur 350 m²



SALE PRICE : 995 000 €

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

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DESCRIPTION

Quietly located in a charming commune, in close proximity to the banks of the River Seine and Honfleur, this magnificent estate offers a rare opportunity to combine a lifestyle project with a tourism business. Built on a 1.5-hectare landscaped park, this property complex boasts a total living area of 350 m² and offers high-quality amenities.

The Main House (100 m²):
Perfect for owners or operators, this detached house consists of:

A spacious living room with a mezzanine, a dining room, and a fitted kitchen.

3 comfortable bedrooms (including 1 on the ground floor), as well as a mezzanine that can serve as an office or an additional bedroom.

2 bathrooms (including a single-level one on the ground floor).

The Gîtes Area (250 m² in total):
Composed of 5 independent gîtes (guest cottages) of 50 m² each.
Each gîte includes:

Ground floor: A welcoming living space with a living room, dining room, and kitchen.

Upstairs: 2 bedrooms, a bathroom, and a toilet.

Exterior and Amenities:

Land: 15,000 m² (1.5 hectares) of quiet, bucolic landscaped parkland, featuring numerous fruit trees with no overlooking neighbors. It is complete with a garden shed and offers the possibility to install a swimming pool.

High-quality technical features: The roof is completely new (slate) and all window frames have been replaced with new aluminum windows.

Total capacity of the estate: 20 rooms, 13 bedrooms, and 7 bathrooms.

Energy Performance:
Efficient electric heating. The estate benefits from an excellent EPC (Energy Performance Certificate) rating of D, ensuring the long-term viability of the rental business without the need for immediate energy renovation work.

Location details:

Located 15 minutes from Honfleur

Hypermarket 10 minutes away

2 hours from Paris

Cycle path to reach Honfleur just 150m away

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

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FEATURES

Property type:	House	Area:	350.0 m²	Property tax:	€3.00
Number of rooms:	20 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 214

Greenhouse gas emissions (GHG) index: B 8

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