COLDWELL BANKER
EUROPA REALTY

House Honfleur 480 m²



SALE PRICE : 4 950 000 €

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France, 92200, Neuilly-sur-Seine

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DESCRIPTION

A Haven of Peace on the Doorstep of Honfleur
Just a stone's throw from the Old Basin of Honfleur (7 min) and Deauville (15 min), this architectural jewel flourishes 2 hours and 10 minutes from Paris. Far from the hustle and bustle and completely shielded from view, this exceptional estate unfolds across 5 hectares of preserved, landscaped grounds, delicately lulled by the murmur of a natural spring and a stream. It is here, in one of the most highly sought-after areas of the Normandy coast, that a property of rare nobility stands.

The Manor: An Architectural Signature (460 m²)
A true 19th-century masterpiece, magnified and enhanced by the vision of a renowned architect, the main residence embodies the quintessence of refinement.

The Ground Floor: An ode to the art of entertaining. It features a double reception room warmed by a character fireplace, a formal dining room, and a gourmet kitchen. The space is crowned by an enchanting orangery and a wine cellar dedicated to epicureans.

The First Floor: An exclusive private sanctuary. This level is dedicated to a 100 m² master suite that seamlessly combines a sleeping area, a custom-built walk-in closet, an intimate study, and a luxurious bathroom.

The Second Floor: Nestled under the eaves, this top level reveals two additional bedrooms with undeniable charm, alongside a shared bathroom.

The Art of Entertaining
Designed to bring people together without ever compromising privacy, the estate extends its hospitality through two elegant guest houses.

First Guest House (160 m²): Offers a completely autonomous living environment, characterized by welcoming reception areas on the ground floor and three bedrooms spread across its two levels.

Second Guest House (135 m²): Cultivates absolute intimacy with two independent suites. Its true crown jewel? An authentic attached antique greenhouse, majestically renovated into a sunlit home gym.

Prestige and Autonomy: The Outbuildings
Estate management and personal passions find their perfect spaces here. The property is supported by:

An imposing caretaker's house (180 m²).

Former stables, serving as a nod to the estate's heritage, featuring four stalls cleverly topped with two independent studios.

Two vast garages with an upstairs office, completing the premium amenities of this domain.

In total, this remarkable estate boasts 30 rooms, including 14 bedrooms.

Asking Price: €4,950,000 (agency fees included)

Information on the environmental 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:	480.0 m²	Property tax:	€6.00
Number of rooms:	30 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): E 252

Greenhouse gas emissions (GHG) index: E 54

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