COLDWELL BANKER
EUROPA REALTY

House Pont-l'Évêque 174 m²



SALE PRICE : 798 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

176 Avenue Charles de Gaulle
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cbai@coldwellbanker.fr

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DESCRIPTION

Ideally located in a highly sought-after area, just 2 km from Pont-l'Évêque and 13 km from Deauville, discover this beautiful fully renovated house. Spanning 180 sqm of living space, it sits at the heart of a magnificent 4,800 sqm plot with mature and fruit-bearing trees. With no overlooking neighbors, this property offers an idyllic, quiet, and intimate living environment: a true little haven of peace.

Property Description:

Ground Floor: This level stands out with its generous volumes and exceptional brightness. You will find a vast living and dining room bathed in natural light, seamlessly integrating with a welcoming open-plan kitchen. A lovely terrace facing the garden promises moments of sharing and conviviality, completely out of sight. This floor also hosts a pleasant ground-floor bedroom with its en-suite bathroom and toilet.

First Floor: A spacious landing offers a beautiful unobstructed view of the garden. It leads to two superb suites, each featuring its own en-suite bathroom and private toilet.

The Outbuilding: The exterior boasts remarkable potential. A fully serviced 30 sqm outbuilding, currently used as a workshop, is ideal for a holiday cottage (gîte) project, a guest house, or a studio.

Exterior: The large 4,800 sqm plot is suitable for a swimming pool, and the property offers the possibility for an extension.

High-quality amenities, brightness, and a strategic location make this house a great opportunity on the market. Love at first sight guaranteed.

Asking price: €798,000 (agency fees payable by the seller included)
Energy consumption rating: D

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

Contact:
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FEATURES

Property type:	House	Area:	174.0 m²	Property tax:	€990.00
Number of rooms:	5 rooms	Number of bedrooms:	3 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 190

Greenhouse gas emissions (GHG) index: C 26

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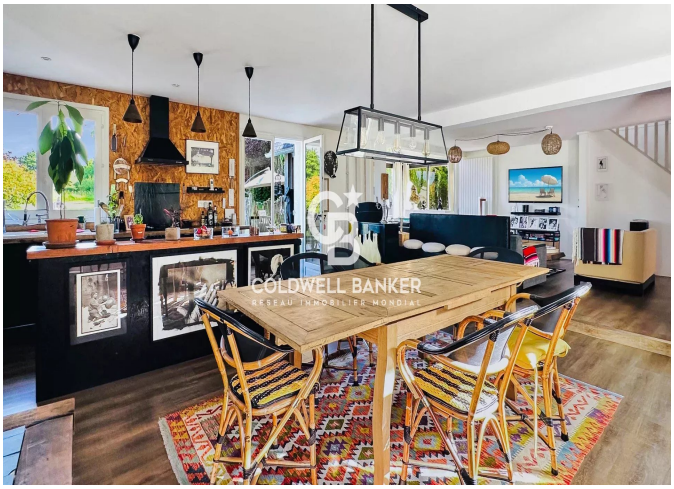



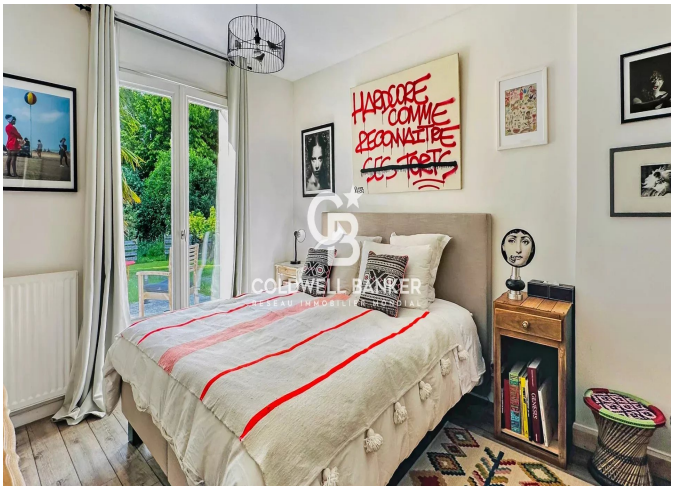

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