COLDWELL BANKER
EUROPA REALTY

House Saint-Gatien-des-Bois 260 m²



SALE PRICE : 1 395 000 €

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176 Avenue Charles de Gaulle
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PHONE : +33147220345
cbai@coldwellbanker.fr

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DESCRIPTION

Exceptional 19th-Century Property in Saint-Gatien-des-Bois

Ideally located between Deauville and Honfleur, discover this majestic 19th-century Manor House, built on a vast 12,980 sqm landscaped plot. Entirely renovated with high-quality materials, this residence offers modern comfort while retaining its original character and period authenticity.

Just 5 minutes from the town center of Saint-Gatien-des-Bois and its shops, this rare property on the market is composed as follows:

Ground Floor
Authentic stone floors and living spaces open to nature.

Spacious double reception room of 47 sqm, bathed in natural light and opening onto the garden, enhanced by a beautiful period fireplace.

Kitchen ready to be fitted (a beautiful space to be defined)

A versatile room that can serve as a ground-floor bedroom or an ideal home office.

A separate guest toilet.

First Floor
Reached by a beautiful main staircase, this level reveals magnificent hardwood floors.

A large landing leading to a first bedroom.

A hallway leading to 2 bright bedrooms, as well as a large bathroom (equipped with both a shower and a bathtub) and a separate toilet.

An independent guest area: accessible via a secondary staircase, housing a 4th bedroom with an en-suite shower room and toilet.

Second Floor
Under the eaves, the charm continues with unique and atypical volumes.

A landing distributing an additional bedroom, a shower room, and a toilet.

A masterful 45 sqm room boasting an impressive 4.70m ceiling height. This exceptional space leaves room for your imagination: with plumbing already in place, it could be transformed into a sumptuous master suite, an artist's studio, or a playroom/home theater.

Property Highlights:

The Grounds: An exceptional and lush plot of nearly 1.3 hectares (10 000 sqm).

The Renovation: High-quality finishes, a perfect blend of period elegance and modern comfort standards.

The Location: Absolute tranquility, in close proximity to the beaches of the Côte Fleurie, Deauville, Honfleur, and just minutes from local amenities.

A truly captivating prestige residence, offering multiple layout possibilities to welcome family and friends.

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FEATURES

Property type:	House	Area:	260.0 m²	Number of rooms:	8 rooms
Number of bedrooms:	7 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): C 148

Greenhouse gas emissions (GHG) index: A 5

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