COLDWELL BANKER
EUROPA REALTY

House Pont-Audemer 315 m²



SALE PRICE : 499 000 €

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8 rue Lamennais
France, 75008, Paris

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prestige@coldwellbanker.fr

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DESCRIPTION

In the heart of Normandy, between authenticity and refinement, in the beautiful tourist and green region of the Risle Valley and Boucles de la Seine, stands a mansion of character completely renovated, true haven of tranquility.
It offers a unique place of life distinguished by generous volumes and a fluid circulation designed for an easy family life, an exceptional secondary residence or a high-end hospitality activity, prestigious guest house, event venue. The large reception room with fireplaces, the beating heart of the property, naturally opens onto the exteriors and the south-facing terrace, creating a harmonious link between the interior and the garden. The property has 9 bedrooms with bathrooms and shower room, each room has an authentic fireplace. This manor being through it offers a tremendous brightness.
Two annexes complete this property, including a car garage, and a small building that can be converted.

The property is located just minutes from Rouen and major roads including the A13, to Paris and West of Normandy.

Sale Price : €499 000
Fees : 6 % (All Taxes Included) on the buyer side
Price excluding fees : €470 000
Classe énergétique : C
Amount of annual expenses between €2,680 and €3,680
Information on the risks to which this property is exposed is available on the website Géorisques https://www.georisques.gouv.fr

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FEATURES

Property type:	House	Area:	315.0 m²	Property tax:	€2.00
Number of rooms:	11 rooms	Number of bedrooms:	9 bedrooms		

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ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 103

Greenhouse gas emissions (GHG) index: A 4

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