

Maison Bernay 233 m²



PRIX DE VENTE : 695 000 €

EMAIL : PRESTIGE@COLDWELLBANKER.FR

DESCRIPTION

Nestled in the heart of Bernay, charming town steeped in history, with typical Norman architectural heritage, at two minutes from the station, this superb 17th century villa completely renovated with taste combines authentic charm and contemporary comfort. Beautiful height under ceiling, authentic beams, fireplace, parquet floors, brand insert "Focus".

From the entrance, you will be seduced by a refined and warm atmosphere. The double reception bathed in light offers beautiful volumes and opens onto a terrace of about 35m² facing south, perfect to enjoy the sunny days in peace. The very functional kitchen opening onto the dining room promises beautiful moments of conviviality, an office for more studious moments.

Upstairs, three beautiful welcoming bedrooms offer space and privacy for the whole family, a bathroom with shower, a shower room, two toilets, a laundry room.

On the second level, a fourth bedroom with shower, sink and toilet, a vast games room, furnished with a pool table, will seduce young and old, ideal for relaxing or entertaining friends, a smaller library room, and an attic part used as storage.

Outside, the carefully landscaped priest's garden invites relaxation and rejuvenation in a green and peaceful setting. Two parking spaces are included in the sale.

SELLING PRICE: 695,000€

Fees to be borne by the seller.

Energy class: D - Amount of annual energy fees between €3460 and €4760

Information on the risks to which this property is exposed are available on the Géorisques site:

www.georisques.gouv.fr

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	233.0 m ²	Taxe foncière :	€2.00
NB de pièces :	7 rooms	NB de chambres :	4 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

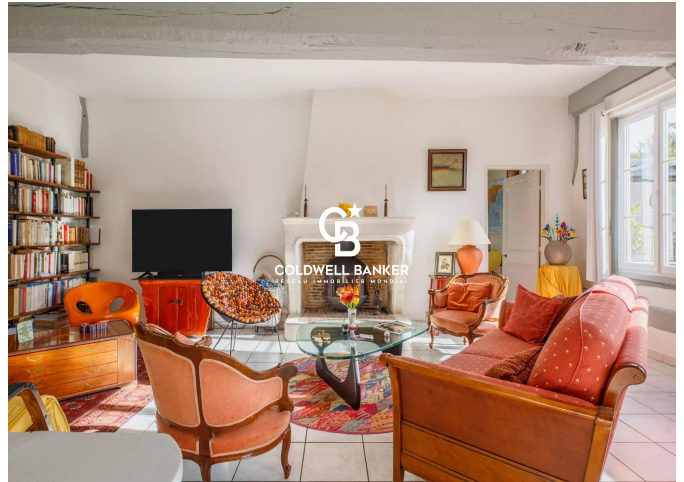
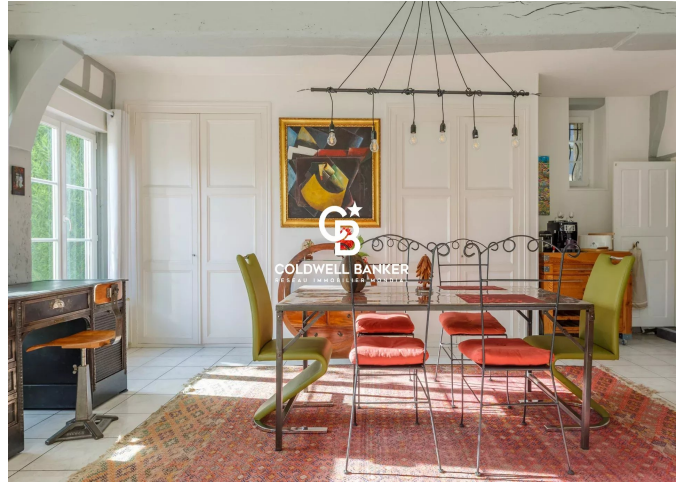
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 199

Indice d'émission de gaz à effet de serre (GES) : C 28



COLDWELL BANKER
EUROPA REALTY



8 rue Lamennais
France, 75008, Paris



TÉL : +33183535353
prestige@coldwellbanker.fr