

Maison Honfleur 249 m<sup>2</sup>

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SALE PRICE : 449 000 €

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## DESCRIPTION

Let yourself be charmed by this renovated barn of 249 m<sup>2</sup>, set on a 1,354 m<sup>2</sup> plot. From the moment you enter, you'll discover a vast living area of over 76 m<sup>2</sup>, bathed in natural light. The open kitchen, with a soothing view of the garden, flows harmoniously into the dining room and living area, creating the perfect setting for convivial moments. The ground floor is completed by a bedroom, a shower room, and a gym equipped with a sauna, inviting relaxation and well-being.

Upstairs, a corridor leads to six spacious, bright bedrooms, ideal for welcoming family and friends, along with a large bathroom.

Outside, a flat and lush garden extends, perfect for enjoying sunny days on the pétanque court.

This unique property on the outskirts of Honfleur, in the commune of Genneville, awaits you to become your haven of peace.

2 hours from Porte Maillot via the A13 – 8 minutes from Honfleur – 25 minutes from Deauville – 18 minutes from Pont-l'Évêque train station.

Sale price: €449,000 (fees payable by the seller)

Energy consumption: E

Information on potential risks to this property is available on the Géorisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Coldwell Banker Alcapa Invest - SIREN 793 427 386

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## FEATURES

Property type:	Maison	Area:	249.0 m <sup>2</sup>	Property tax:	€899.00
Number of rooms:	8 rooms	Number of bedrooms:	6 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

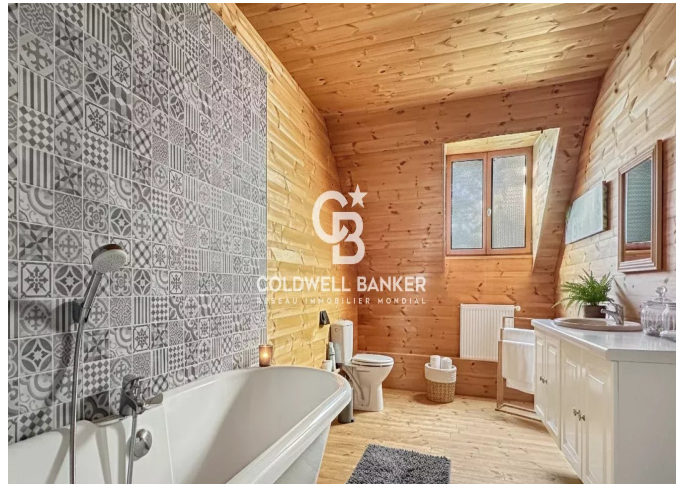
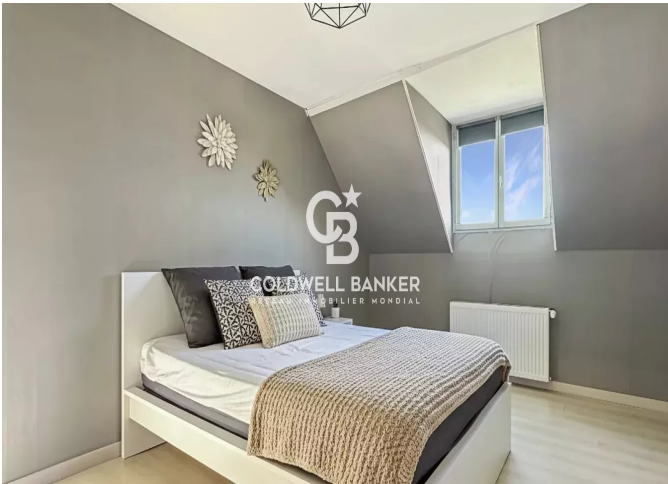
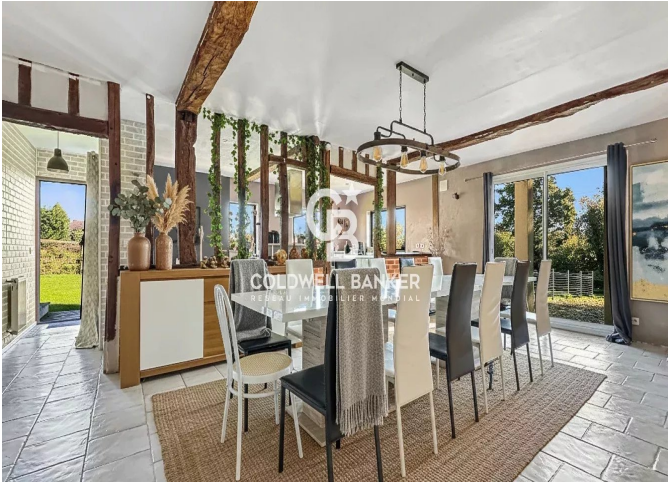
## ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 199

Greenhouse gas emissions (GHG) index: E 56



**COLDWELL BANKER**  
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