

Maison Pennedepie 187 m<sup>2</sup>

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SALE PRICE : 798 000 €

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## DESCRIPTION

Ideally located just 4 minutes from the beach, this contemporary home offers a privileged living environment, between nature and the seaside.

Set on a lovely, flat, landscaped plot of 2800m<sup>2</sup>, this property boasts generous volumes, plenty of natural light and perfectly exposed south-west exteriors, ideal for relaxing.

As soon as you enter, you'll be charmed by a vast living room of over 60m<sup>2</sup>, bathed in light with its cathedral ceiling and wide openings onto the terrace and garden, and its beautiful open fireplace, for a warm and friendly atmosphere. An open, fitted and equipped kitchen completes the living space.

The first floor also features a beautiful 17 m<sup>2</sup> bedroom, a laundry room and a separate toilet with the possibility of creating a shower room.

Upstairs, the landing leads to two comfortable bedrooms, one with a large dressing room, a bathroom with whirlpool bath and shower, separate toilet and a vast mezzanine area offering multiple design possibilities: games room, study or fourth bedroom.

A true haven of peace, just 4 minutes from the sea, 9 minutes from Trouville-sur-Mer and Deauville or Honfleur.

1H50 Du Pont de Neuilly via A13 and A14

Selling price: €798 000 (including 5% buyer's tax)

Energy consumption: C

Information on the risks to which this property is exposed is available on

## FEATURES

Property type:	Maison	Area:	187.0 m <sup>2</sup>	Property tax:	€964.00
Number of rooms:	6 rooms	Number of bedrooms:	3 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): C 126

Greenhouse gas emissions (GHG) index: A 5



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