

Maison Équemauville 110 m<sup>2</sup>

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PRIX DE VENTE : 390 000 €

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## DESCRIPTION

Ideally located in the town of Équemauville, just 7 minutes from the center of Honfleur and within easy reach of shops, come and discover this charming Norman house. Nestled in absolute peace and quiet with no overlooking neighbors, it offers an idyllic living environment enhanced by a superb unobstructed view.

On the ground floor:

The house features a beautiful, fully equipped kitchen and a 32 sq m double reception room, heated by a pellet stove. This living space opens directly onto a magnificent south-facing terrace, perfectly secluded for enjoying sunny days in complete privacy.

Upstairs:

The sleeping area comprises three lovely bedrooms with ample built-in storage, as well as a beautiful bathroom.

The property sits on a beautiful plot of 2,544 sq m. A garage, complemented by a habitable attic, offers excellent additional potential. Advantages:

Close to shops and 8 minutes from Honfleur.

Environment: Quiet, no overlooking neighbors, unobstructed views.

Exterior: Beautiful 2,544 m<sup>2</sup> plot and private south-facing terrace.

Comfort: Fitted kitchen, pellet stove, ample storage.

Bonus: Garage with a convertible attic.

A house not to be missed!

Contact your real estate consultant specializing in the Honfleur area.

Asking price: €390,000 (seller's fees included)

Energy rating: D

Information on the risks associated with 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

Géraldine Bernardin - Real Estate Agent - Sole Proprietorship - RSAC No. 820172807

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	110.0 m <sup>2</sup>	Taxe foncière :	€753.00
NB de pièces :	5 rooms	NB de chambres :	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)

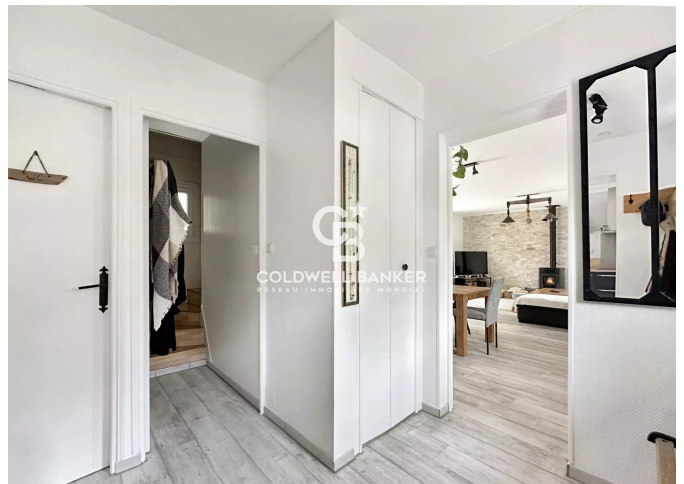
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 249

Indice d'émission de gaz à effet de serre (GES) : B 9



**COLDWELL BANKER**  
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