

Maison Honfleur 133 m<sup>2</sup>

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PRIX DE VENTE : 398 000 €

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## DESCRIPTION

Tucked away in the sought-after Ste Catherine district, just a few steps from the Vieux Bassin, the iconic church, and the beach, this charming house invites you to experience life in one of the most desirable towns in Normandy.

Spread over three levels, this house of over 130m<sup>2</sup> offers generous living space, including:

3 spacious bedrooms of over 13 m<sup>2</sup>, perfect for welcoming family and friends.

2 shower rooms, each with a toilet.

A living room and a dining room, along with a large kitchen for shared moments.

As a bonus, the staircase leads to the top floor where you'll discover a convertible attic with three rooms, offering great potential for development. This lovely space could easily be transformed into two additional bedrooms and a bathroom, according to your needs and preferences.

The house also features a private courtyard, ideal for enjoying sunny days in complete tranquility.

Additionally, it can be converted into a parking space.

A rare opportunity to acquire a house full of potential in this sought-after district of Honfleur.

Just 2 hours from Paris via the A13 and 1 hour 45 minutes via the A14 Pont de Neuilly, this home is an exceptional find for those seeking charm and tranquility in Normandy.

Sale Price: €398 000 (fees payable by the seller)

Energy consumption: D

Information about the risks to which this property is exposed 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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## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	133.0 m <sup>2</sup>	Taxe foncière :	€1.00
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)

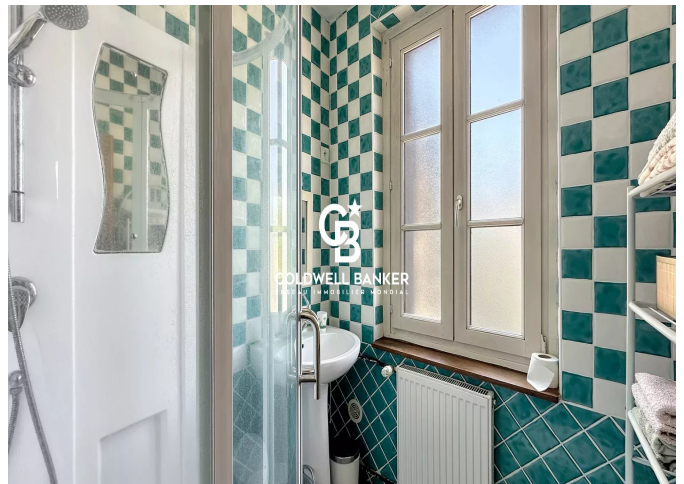
## DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 226

Indice d'émission de gaz à effet de serre (GES) : D 49



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