

Maison Honfleur 240 m<sup>2</sup>

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PRIX DE VENTE : 1 190 000 €

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EMAIL : [CBAI@COLDWELLBANKER.FR](mailto:CBAI@COLDWELLBANKER.FR)

## DESCRIPTION

Just 15 minutes from Honfleur, in the heart of lush, unspoilt countryside, stands an authentic stone manor house whose foundations date back to the 15th century.

This characterful residence, steeped in history, comes with an 80 m<sup>2</sup> cottage, a shed and sheepfold, and a garage, all nestled on nearly 3 hectares of landscaped grounds, meadows and woodland.

Built from tuffeau stone, a noble stone used in the construction of castles, and flint, this manor house offers approximately 240 m<sup>2</sup> of living space. It charms with its generous volumes, 3m high ceilings, stone staircase and unique atmosphere where authenticity meets comfort.

Ground floor: an entrance hall, a cosy kitchen/diner, a large living room with a majestic fireplace, as well as guest toilets and a shower room.

First floor: a master suite of approximately 33 m<sup>2</sup> with stone walls and a large fireplace, its own bathroom with toilet; a large bedroom with wood panelling and a fireplace, also with its own shower room and toilet, and a study.

Second floor: a bedroom-study, two bedrooms with a mezzanine, offering a third level with three bedrooms, a shower room with toilet, and a games room with an open dressing area.

In the basement, a beautiful vaulted cellar with a laundry room and technical areas.

The cottage offers approximately 80 m<sup>2</sup> of living space on two levels:

Ground floor: a large living room with a fireplace, a kitchen, a shower room with toilet, and a bedroom.

Attic floor: a mezzanine bedroom and a closed bedroom.

A sheepfold and a shed complete the property. With its meadows and grooming room, the property is ideal for keeping horses.

A timeless place, combining old-world charm, family space and natural surroundings, just a few minutes from the sea and Honfleur.

1 hour 45 minutes from Pont Neully

10 minutes from Honfleur - Local shops in the village.

Sale price: €1,190 000 (fees payable by seller)

Energy consumption: E

Information on 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

Géraldine Bernardin - Estate agent - EI - RSAC No. 820172807

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	240.0 m <sup>2</sup>	Taxe foncière :	€2.00
NB de pièces :	10 rooms	NB de chambres :	7 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) : E 272

Indice d'émission de gaz à effet de serre (GES) : E 60



**COLDWELL BANKER**  
**EUROPA REALTY**



176 Avenue Charles de Gaulle  
France, 92200, Neuilly-sur-Seine



TÉL : +33147220345  
[cbai@coldwellbanker.fr](mailto:cbai@coldwellbanker.fr)