

Maison Honfleur 314 m²



PRIX DE VENTE : 1 398 000 €

EMAIL : CBAI@COLDWELLBANKER.FR



DESCRIPTION

CONTEMPORARY SINGLE-STORY VILLA WITH VIEWS OF THE NORMANDY BRIDGE

In the heart of the highly sought-after Saint-Léonard neighborhood in Honfleur, just a 10-minute walk and a 5-minute drive from the historic center, discover this majestic contemporary single-story property built in 2018. Offering 314 m² of living space, this exceptional residence is perfectly situated on a landscaped plot of 2,436 m² (with room for a pool), in an absolutely quiet environment with no overlooking neighbors.

A Majestic and Luminous Living Area

From the moment you enter, the house is literally bathed in natural light thanks to its triple East-South-West exposure and large aluminum bay windows. The 98 m² reception area features a warm double living room with a fireplace and a vast dine-in kitchen. The volumes are enhanced by 3-meter-high ceilings and noble materials, such as the splendid solid oak flooring. The spaces open onto a beautiful garden and several covered terraces, offering a clear and privileged view of the iconic Normandy Bridge.

A Fluid and Comfortable Night Space

The night wing guarantees total privacy. It includes a sumptuous master suite with a walk-in closet and bathroom, as well as a second suite with a shower room and toilet. Two other beautiful bedrooms with built-in storage, an office (which can serve as an additional bedroom), a functional laundry room, and three separate toilets complete the main house.

Two Independent Studios: A Rare Asset

The property stands out with the inclusion of two independent studios, each measuring 26.36 m². Featuring their own private entrances, terraces, and dedicated parking spaces, they present an ideal opportunity to generate seasonal rental income or host family and friends with complete independence.

High-End Technical Amenities

Thermal comfort is provided by a heat pump with underfloor heating in the main house (electric heating for the studios, EPC rating D), ensuring excellent energy performance for the main property (EPC rating A). A 21 m² enclosed garage completes this high-quality estate.

An exceptional property combining the rare comfort of single-story living, light-filled spaces, and flawless finishes.

Ideal Location:

3 minutes from the heart of Honfleur

1 hour 45 minutes from the Pont de Neuilly

2 hours from Paris

Asking Price: €1,398,000 (Agency fees included)

Energy Performance (EPC): Class A

Information on the risks to which this property is exposed is available on the Géorisques website:
www.georisques.gouv.fr

Contact your Normandy specialist: Géraldine Bernardin - Coldwell Banker Alcapa Invest - SIREN 793 427
386 - Real Estate Commercial Agent - EI - RSAC N°820172807

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	314.0 m ²	NB de pièces :	9 rooms
NB de chambres :	6 bedrooms				

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

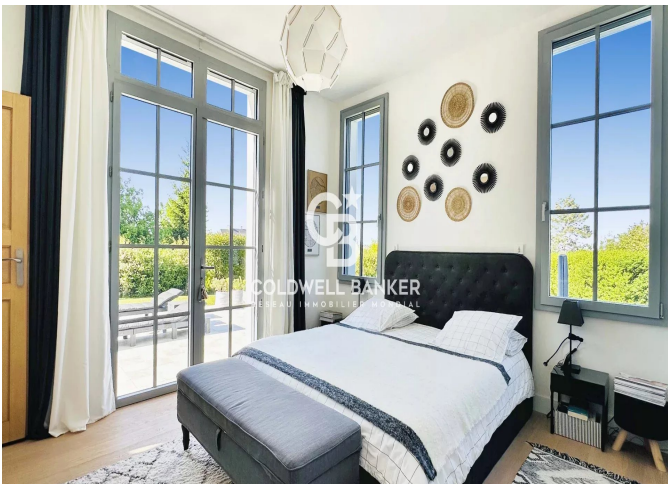
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : A 69

Indice d'émission de gaz à effet de serre (GES) : A 2



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