

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

---



PRIX DE VENTE : 798 000 €

---

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

## 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

## CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	187.0 m <sup>2</sup>	Taxe foncière :	€964.00
NB de pièces :	6 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) : C 126

Indice d'émission de gaz à effet de serre (GES) : A 5



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



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



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