

Maison Pont-l'Évêque 174 m²



PRIX DE VENTE : 798 000 €

EMAIL : CBAI@COLDWELLBANKER.FR

DESCRIPTION

Ideally located in a highly sought-after area, just 2 km from Pont-l'Évêque and 13 km from Deauville, discover this beautiful fully renovated house. Spanning 180 sqm of living space, it sits at the heart of a magnificent 4,800 sqm plot with mature and fruit-bearing trees. With no overlooking neighbors, this property offers an idyllic, quiet, and intimate living environment: a true little haven of peace.

Property Description:

Ground Floor: This level stands out with its generous volumes and exceptional brightness. You will find a vast living and dining room bathed in natural light, seamlessly integrating with a welcoming open-plan kitchen. A lovely terrace facing the garden promises moments of sharing and conviviality, completely out of sight. This floor also hosts a pleasant ground-floor bedroom with its en-suite bathroom and toilet.

First Floor: A spacious landing offers a beautiful unobstructed view of the garden. It leads to two superb suites, each featuring its own en-suite bathroom and private toilet.

The Outbuilding: The exterior boasts remarkable potential. A fully serviced 30 sqm outbuilding, currently used as a workshop, is ideal for a holiday cottage (gîte) project, a guest house, or a studio.

Exterior: The large 4,800 sqm plot is suitable for a swimming pool, and the property offers the possibility for an extension.

High-quality amenities, brightness, and a strategic location make this house a great opportunity on the market. Love at first sight guaranteed.

Asking price: €798,000 (agency fees payable by the seller included)

Energy consumption rating: D

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

Contact:

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Géraldine Bernardin - Independent Real Estate Commercial Agent - EI - RSAC No. 820172807

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	174.0 m ²	Taxe foncière :	€990.00
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

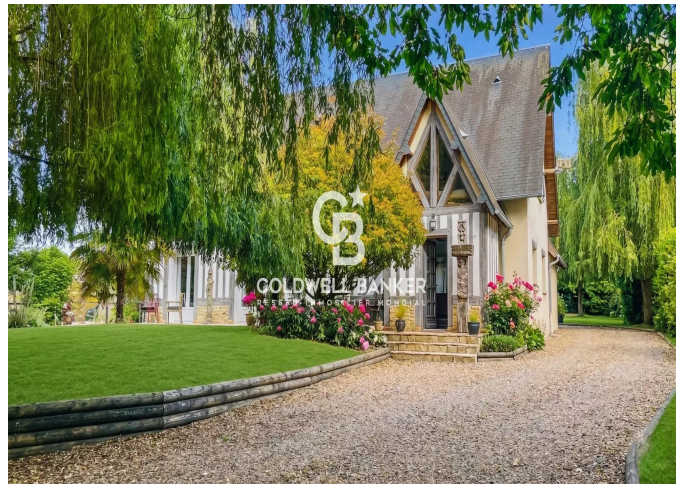
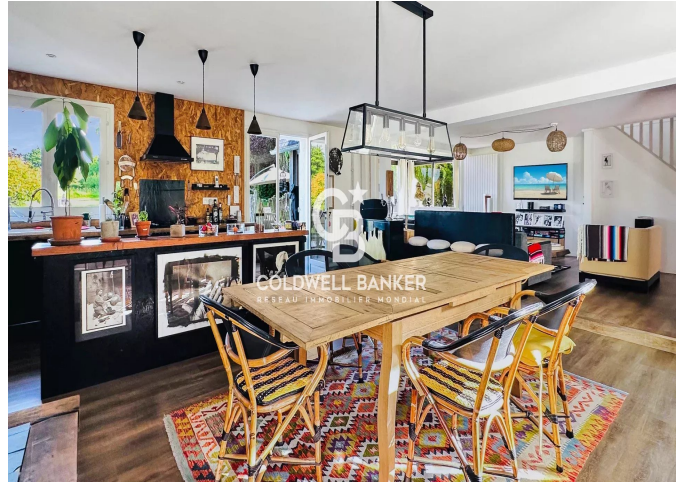
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : D 190

Indice d'émission de gaz à effet de serre (GES) : C 26



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