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Norman house on 5050m² of land, Calvados

Pont-l'Évêque , **Calvados** , **Normandy**



€490,000

inc. of agency fees

3 Beds 1 Baths 200 sqm 0.51 ha

With a living area of approximately 200m² , the house opens on the ground floor, onto a living room opening onto a 32m² living...

At a Glance

Reference	MFH-NORS05689	Near to	Pont-l'Évêque	Price	€490,000
Bed	3	Bath	1	Hab.Space	200 sqm
Land	0.51 ha	Pool	No	Land Tax	N/A

Property Description

Located in a peaceful village, close to the Golden Triangle Honfleur, Deauville, Trouville, this charming half-timbered house, extended in 2018, is surrounded by wooded land of 5050m² . With a living area of approximately 200m² , the house opens on the ground floor, onto a living room opening onto a 32m² living room with fireplace, a fitted and equipped kitchen, opening onto a 75m² terrace facing South East.

A double fireplace, one side of which has a wood stove, will give peaceful warmth to your evenings both in the living room and in the kitchen.

A bedroom, a bathroom and separate WC complete this level. On the 1st floor: the landing leads to 2 bedrooms as well as a large bathroom equipped with a bathtub and a jacuzzi-spa.

The wooded and enclosed garden has a pergola, a carport, a workshop, a woodshed as well as a small outbuilding to accommodate the family or rent.

Located in a sought-after area, this house will be the opportunity to realize a second home project surrounded by nature, close to the beaches. It will also be perfect for a primary residence project. Ideally located, close to amenities, 5 minutes from Beuzeville, 15 minutes from Honfleur, 20 km from Deauville and 40 minutes from Le Havre.

The Pont l'Evêque SNCF station is 13 minutes away. Very well maintained, you will not have any work to plan.

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	1
Price	€490,000

Key Information

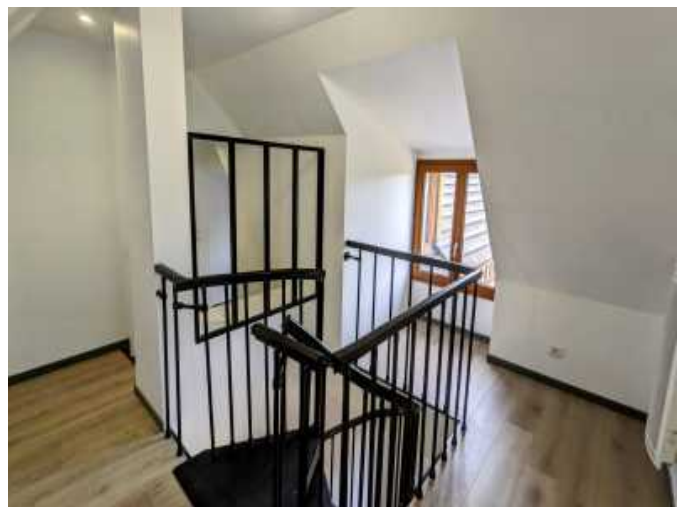
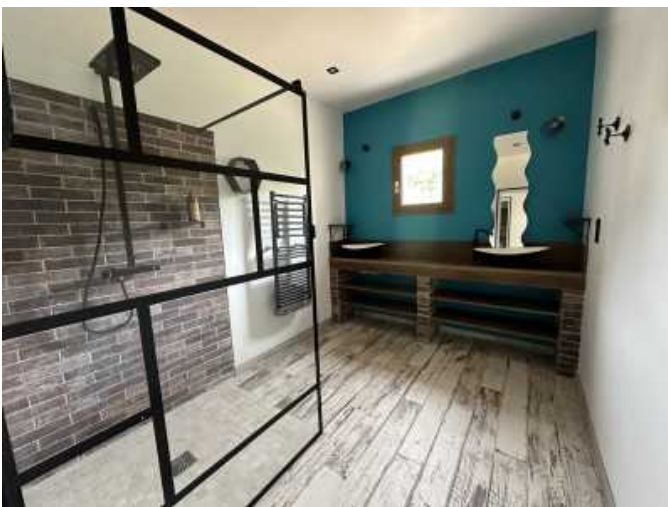
Year Built:	1855
Internal Area:	200 sqm
Land Area:	0.51 ha

Location: Normandy



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C. BAUER – Sunday Times

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S. and L. BROWN



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