

Norman demeures of 17 century



INFORMATION

Town:	PONT AUDEMER
Department:	Eure
Bed:	7
Bath:	4
Floor:	450 m2
Plot Size:	535 m2

IN BRIEF

In the heart of a Norman tourist village, 160 KM from Paris, near Honfleur, and a stone's throw from the shops, this property of character is composed of 2 half-timbered houses, set on a 535 m<sup>2</sup> plot. This 450 m<sup>2</sup> residence is full of charm by its authenticity, its volumes, and by its Norman architectural style. This rare property, composed of several reception rooms, lounges and bedrooms is ideal for developing a tourist activity

ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

A complex of 2 dwellings, a residence of exceptional character located very close to the historic centre where all the shops are located in this beautiful tourist village. This authentic property, quiet, with its wooden panels and small openings, stands around a small inner courtyard with its charming little garden. The two independent houses covered with old tiles are placed side by side and form a right angle, which facilitates the project of a guest room or other.

The main house surprises us right from the entrance with its flint paving stones, for its authenticity, its imposing beams, its woodwork, its ornaments and its huge fireplaces.

On the ground floor, a long corridor leads us to a first room, a pantry, a large dining room, a large living room, a large kitchen with garden access, guest toilets and a recent shower room.

An all-wood and tomette leads us to the upper floor to discover two rooms, one of which is majestic in its size, its parquet floor and its fireplaces, the second decorated with woodwork is a room with a large fireplace. On the 2nd floor, an attic to renovate occupies the entire length of the dwelling.

The second house is mainly reserved for the night space, from the ground floor to the second floor: 7 bedrooms, 3 shower rooms, a bathroom and 3 toilets

This property is very rare and very marked by its Norman style, it is an exceptional property to renovate, undeniable Norman heritage.

## NOTES