

## An Elegant Contemporary Retreat in Normandy – 20 Minutes from Le Havre



## INFORMATION

Town:	Montivilliers
Department:	Seine-Maritime
Bed:	7
Bath:	5
Floor:	402 m <sup>2</sup>
Plot Size:	3232 m <sup>2</sup>



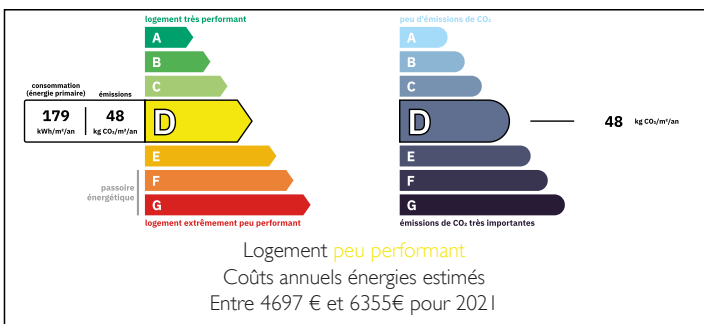
## IN BRIEF

Elegant Contemporary Home in Normandy – 20 Minutes from Le Havre

This beautifully renovated 402 m<sup>2</sup> home on 3,200 m<sup>2</sup> of landscaped grounds offers 5 bedrooms, spacious reception areas, and an indoor glass-roofed pool. A 60 m<sup>2</sup> independent guest house provides rental potential or private accommodation for visitors.

Fully turnkey, with high-quality materials, bright and flowing spaces, and modern comforts throughout, the property combines luxury, functionality, and a serene, private setting just minutes from the coast and main routes.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## LOCAL TAXES

Taxe foncière: **6306 EUR**

## NOTES

## DESCRIPTION

Nestled in a peaceful and private setting, just 20 minutes from Le Havre, this beautifully renovated 402 m<sup>2</sup> contemporary home sits on 3,200 m<sup>2</sup> of landscaped grounds, offering 5 bedrooms, 3 bathrooms, 1 shower room, a spacious office, and versatile living areas designed for both family life and elegant entertaining.

Ground Floor

Welcoming entrance hall

35 m<sup>2</sup> fully equipped contemporary kitchen

100 m<sup>2</sup> open-plan living, lounge, and billiard area with fireplace insert, bright and inviting

30 m<sup>2</sup> billiard room with bar, open to the lounge

20 m<sup>2</sup> bedroom with en-suite bathroom

Terrace overlooking the landscaped garden

Elevator serving all levels

First Floor

20 m<sup>2</sup> master suite with integrated dressing room

Two 15 m<sup>2</sup> bedrooms with separate bathrooms and WC

Large open-plan area arranged as a fitness and relaxation space

Spacious office

Functional laundry room

Second Floor

15 m<sup>2</sup> bedroom