LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43546MRO27 Price: 734 000 EUR

agency fees to be paid by the seller

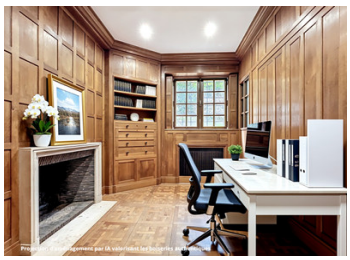
Elegant 350 m Historic Home – Pont-Audemer, Normandy 30 min from Honfleur • 2 hrs from Paris







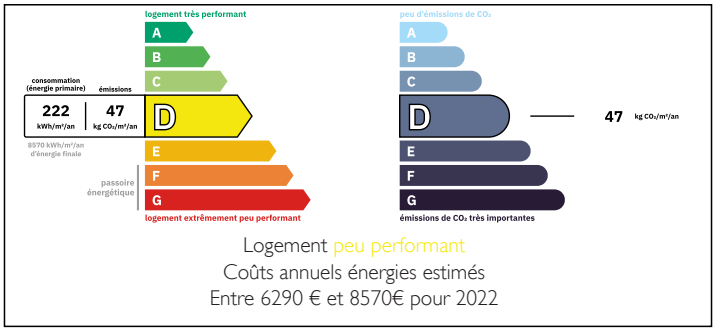








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6290 € et 8570€ pour 2022

INFORMATION

Town:	Pont-Audemer
Department:	Eure
Bed:	6
Bath:	5
Floor:	341 m2
Plot Size:	20608 m2

IN BRIEF

Elegant Historic Home – 350 m² in Pont-Audemer, Normandy
30 min from Honfleur • 2 hrs from Paris
Discover this rare 350 m² historic residence, blending luxury, comfort, and light-filled spaces. Set on over 2 hectares, including 1.5 hectares of private woodland, it offers privacy, tranquility, and a perfect layout for family life or professional activities. Just steps from the town center, living here is both easy and enjoyable.
Highlights:

Move-in ready, pristine condition
6 bedrooms including luxurious suites
Bright, spacious and functional living areas
Expandable attic, full basement, garage & wine cellar
Over 2 hectares grounds with private woodland
A rare property where elegance, comfort, and practicality meet—ideal for refined family living or professional use.

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.

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LOCAL TAXES

Taxe foncière:	**5813 EUR**

NOTES

DESCRIPTION

Once Upon a Time in Pont-Audemer – Exceptional Historic Home
350 m² • 6 Bedrooms • Over 2 ha Private Grounds

In the heart of Pont-Audemer, this historic residence perfectly combines charm, generous spaces, and modern comfort. Set on over 2 hectares, including 1.5 hectares of well-maintained woodland, it offers a peaceful and functional setting, just steps from the town center and local shops.

From the grand 34 m² entrance hall with its monumental marble staircase and Art Deco ironwork, the house reveals its character and elegance. The bright reception rooms create a comfortable and welcoming atmosphere. The 41 m² living room, featuring château-style parquet and marble fireplace, opens onto a paved terrace, perfect for family gatherings or social moments. The lounge (23.38 m²), dining room (23.94 m²), fully equipped kitchen (13.59 m²), and custom office (9.78 m²) form a practical, flowing, and functional living space.

Upstairs, the master suite impresses with its fireplace, large 17.18 m² dressing room, and luxurious ensuite, while five additional bedrooms, including three with private bathrooms, offer comfort and privacy for family and guests. The attic, spanning the full length of the house, and the fully equipped basement, including a 45 m² garage, wine cellar, and multiple storage areas, provide additional potential for extra suites, a library, studio, or any personal project.

Room Details:
Living room: 41 m²
Office: 9.78 m²
Entrance hall: 34 m²
Lounge: 23.38 m²
Dining room: 23.94 m²
Kitchen: 13.59 m²
Laundry: 11.14 m²