LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43581MRO27 Price: 298 000 EUR

agency fees to be paid by the seller

Stunning 18thC house, Pont-Audemer, 130 sqm, 3 beds, renovated, authentic charm 130m near HONFLEUR

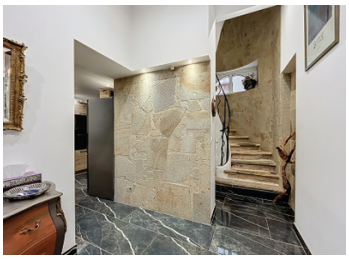






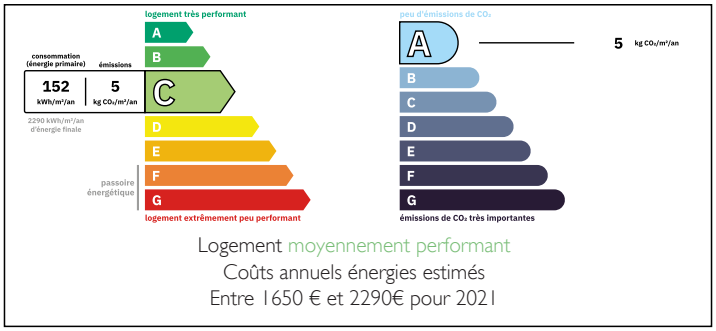








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1650 € et 2290€ pour 2021

INFORMATION

Town:	Pont-Audemer
Department:	Eure
Bed:	3
Bath:	2
Floor:	117 m2
Plot Size:	0 m2

IN BRIEF

In the heart of Pont-Audemer's historic center, this stunning fully renovated 18th-century townhouse perfectly blends timeless authenticity with exceptional modern comfort. Offering 130 sqm over three levels, it features a bright ground floor with spacious living area, pellet stove, fully equipped kitchen, and pantry. The first floor includes two charming bedrooms with mezzanines and a stylish shower room, while the top floor under the eaves reveals a spectacular 29 sqm master suite with exposed beams, elegant bathroom, and dressing area.

A charming cobbled courtyard and a delightful flowering outdoor space complete the property. Key highlights include a prime central location, walking distance to shops and schools, high-quality materials, and move-in ready condition. Ideal for family living or as a prestigious seasonal rental.

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: **1167 EUR**

NOTES

DESCRIPTION

At the corner of a street in the heart of Pont-Audemer's historic center, where centuries of history come alive, this rare 18th-century townhouse exudes timeless charm and elegance. Its stone walls, exposed beams, and original staircase, gently worn by generations, create an atmosphere that is both warm and deeply authentic, reflecting the story of the city itself.

Fully renovated and spanning 130 sqm over three levels, the home perfectly combines historic character with modern comfort:

Entrance: 7 sqm
Living area: 26 sqm, bright and spacious with high ceilings and a cozy pellet stove
Kitchen: 12 sqm, fully equipped with a practical pantry
Shower room: 6.78 sqm

Upstairs:
Bedroom 1: 13.77 sqm with Mezzanine 1: 6.68 sqm
Bedroom 2: 13.12 sqm with Mezzanine 2: 6.25 sqm
Shower room with WC: 6.78 sqm

Top floor:
Master suite (Bedroom 3): 16.36 sqm under the eaves, with exposed beams
Dressing area: 4.48 sqm
Bathroom: 6.56 sqm, elegantly designed

A charming cobbled courtyard and a small flowering outdoor space complete this exceptional home. Located in the very heart of the city, shops, cafes, and schools are all within walking distance. Constructed with high-quality materials and fully renovated, the house is move-in ready and ideal for family living or as a prestigious seasonal rental.

Rare, luminous, elegant, full of character, and offering superior modern comfort in Normandy.

Key features: