LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46623MRO14 Price: 733 800 EUR

agency fees included: 5 % TTC to be paid by the buyer (695 800 EUR without fees)

Normandy : Elegant 163 sqm Character Home with Walled Garden and Guest House – Historic Centre of Honfleur







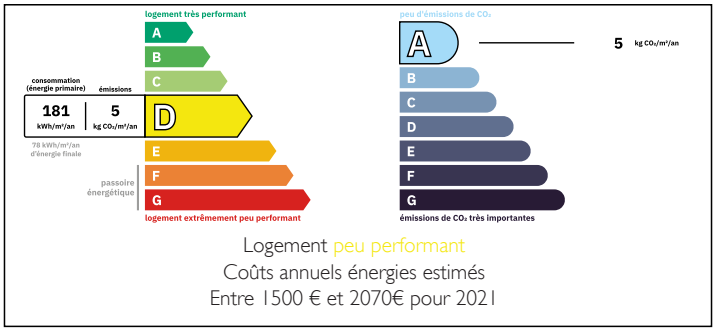








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1500 € et 2070€ pour 2021

INFORMATION

Town:	Honfleur
Department:	Calvados
Bed:	4
Bath:	3
Floor:	164 m2
Plot Size:	111 m2

IN BRIEF

In the heart of Honfleur's historic centre, just moments from the famous Old Harbour, discover this charming character property of approximately 163 sqm, offering a true taste of Normandy's authentic lifestyle.

Reflecting the charm of traditional Honfleur homes, this property is arranged over several levels. The ground floor offers a warm and welcoming living space combining lounge, dining area, fitted kitchen and fireplace. The upper floors feature three spacious bedroom suites, each with its own bathroom or shower room, while an independent guest house provides a fourth bedroom suite.

The private walled garden provides a rare haven of tranquillity in the centre of Honfleur.

Perfectly located within walking distance of the harbour, art galleries, restaurants and local shops,

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:	**2300 EUR**

NOTES

DESCRIPTION

This traditional Honfleur home offers a charming layout with intimate proportions typical of historic town houses.

Key features :

Traditional multi-level layout
Period character and cosy atmosphere
Private walled garden

First floor :

Bedroom 1 : 21.53 sqm
Bathroom with WC : 5.23 sqm

Second floor :

Bedroom 2 : 26.64 sqm
Bathroom : 2.43 sqm

Third floor :

Bedroom 3 : 26.91 sqm
Bathroom : 5.47 sqm

Independent guest house:
A separate accommodation area including:

Bedroom 4 : 18.20 sqm
Bathroom : 4.35 sqm
Utility room : 17.10 sqm
Separate WC : 3.10 sqm

The walled garden offers a peaceful private outdoor space, a rare feature in the historic centre of Honfleur.

Outside:
The walled garden, a rare and highly sought-after feature in the historic centre of Honfleur, offers a peaceful and private outdoor space.

The property benefits from four independent