

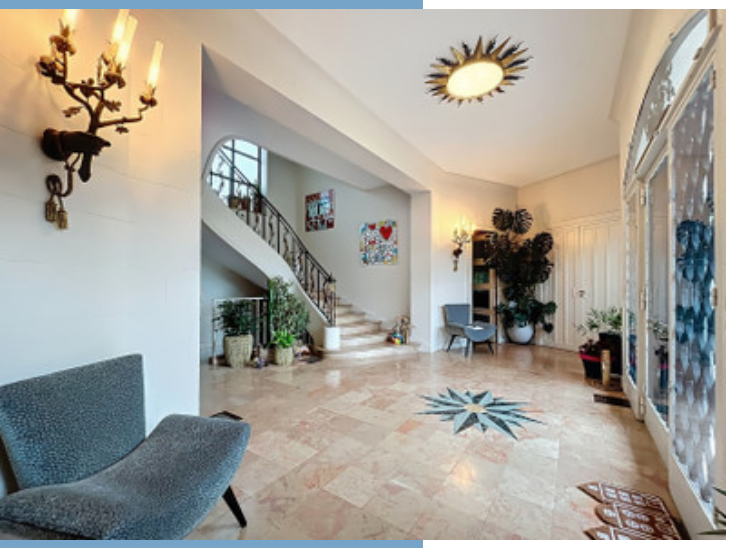
ELEGANT 350 M² HISTORIC HOME – PONT-AUDEMER, NORMANDY
30 MIN FROM HONFLEUR • 2 HRS FROM PARIS

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A43546MRO27
PRICE	€ 734,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	341 m²
LAND	20608 m²
TOWN	Pont-Audemer
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Land with CU, House
CONDITION	
FEATURES	Mains Drains, Other Drainage, Garage

*Price based on current exchange rate which is subject to change





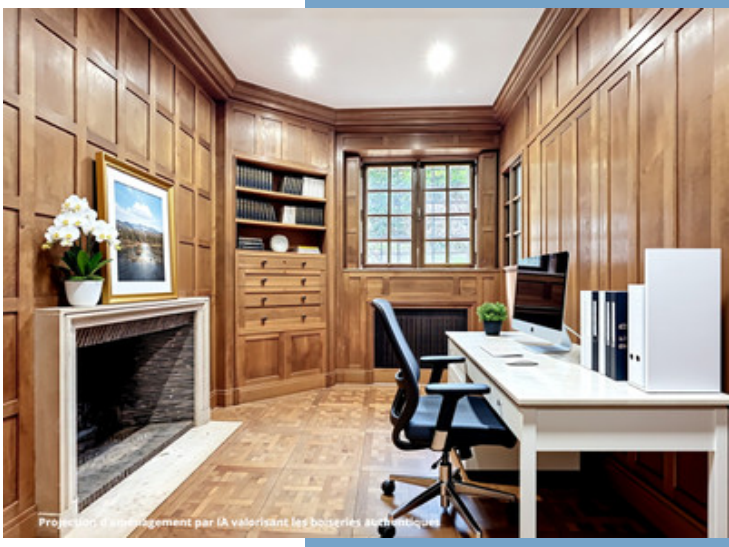
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- 350 m² historic home, move-in ready
- 6 spacious bedrooms, including luxurious suites.
- Bright and functional living spaces
- Over 2 ha grounds with private woodland
- Attic, basement, garage, and wine cellar

ELEGANT 350 M²
HISTORIC HOME –
PONT-AUDEMER,
NORMANDY
30 MIN FROM HONFLEUR
• 2 HRS FROM PARIS...

Ref : A43546MRO27

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



DESCRIPTION

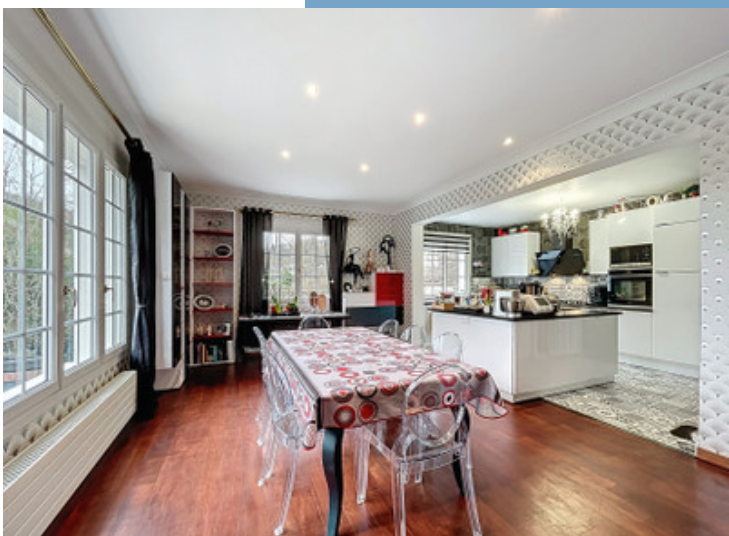
Once Upon a Time in Pont-Audemer – Exceptional Historic Home
350 m² • 6 Bedrooms • Over 2 ha Private Grounds

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
Entr...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43546MRO27
COMPLETE FILE AND PHOTO ON REQUEST

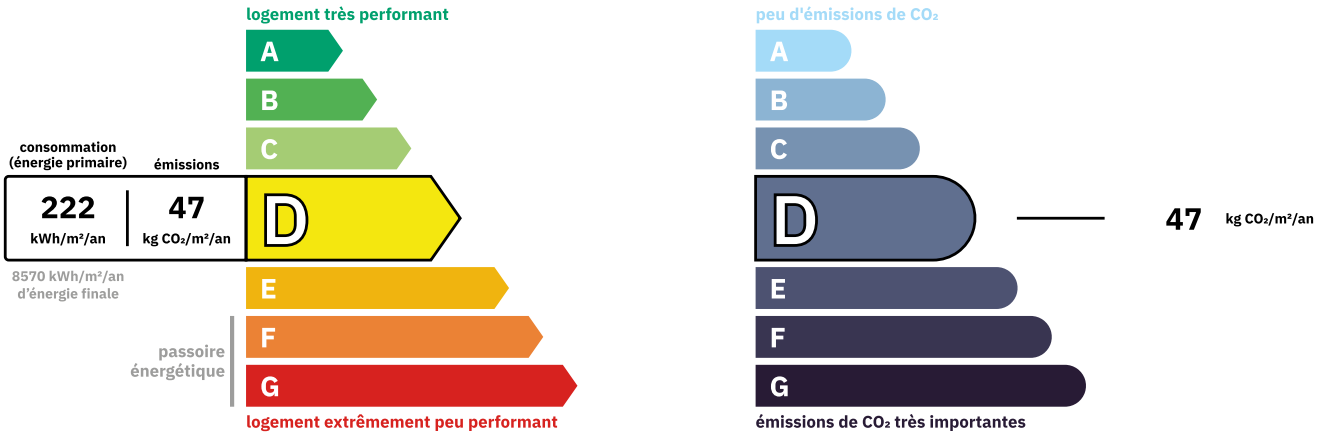
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 6290 € and 8570€ for 2022

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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