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

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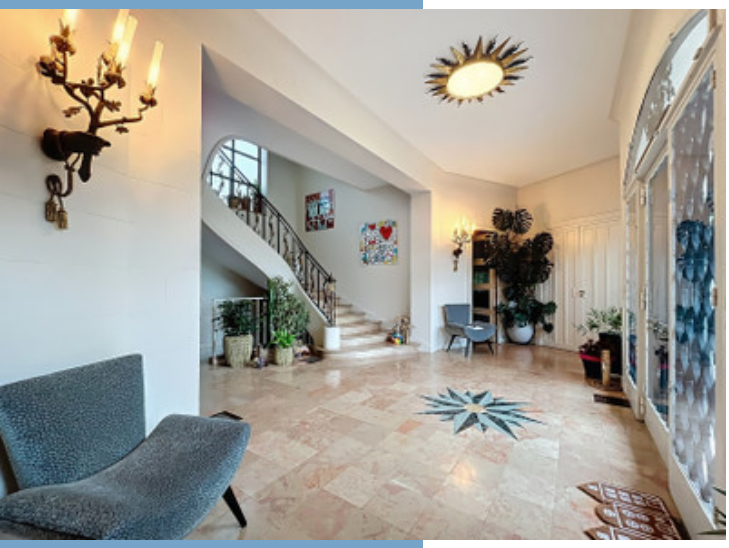

PROPERTY FACT FILE

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...

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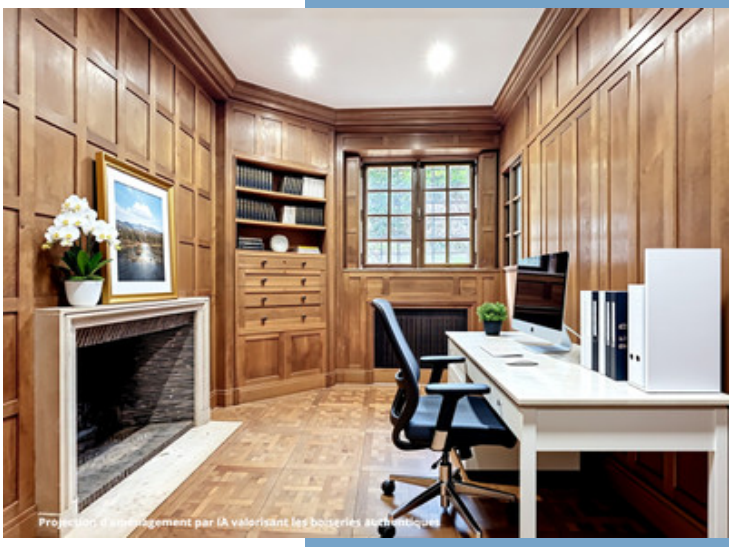
Elegant Historic Home – 350 m² in Pont-Audemer, Normandy
30 min from Honfleur • 2 hrs from Paris
Discover this rare 350 m² historic residence, blending luxury, comfort, and light-filled spaces. Set on over 2 hectares, including 1.5 hectares of private woodland, it offers privacy, tranquility, and a perfect layout for



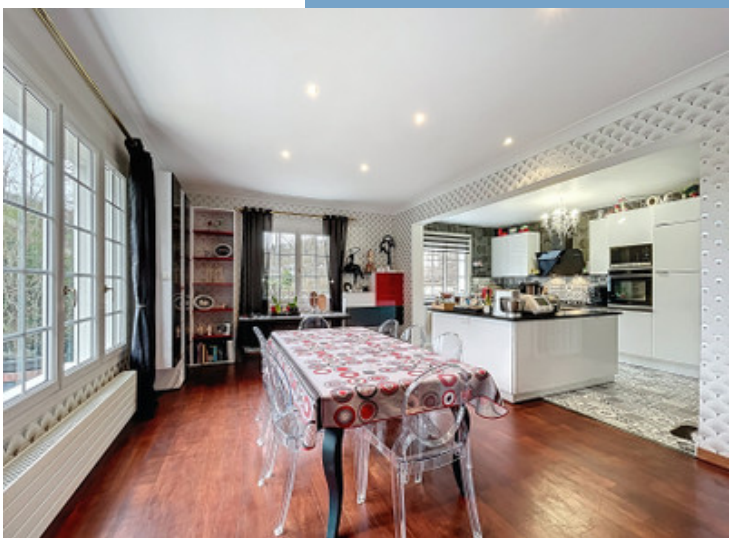
DESCRIPTION

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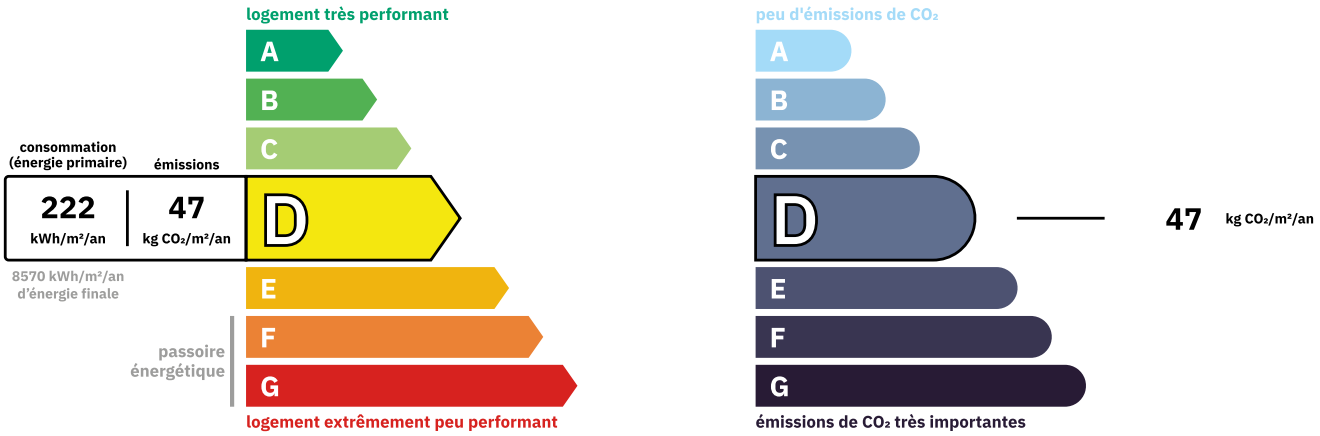
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



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

NOTICE

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CONTACT

Réf :A43546MRO27
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