

Charming Normandy house in Cormeilles - Near Honfleur and Deauville, 10 minutes from the motorway

EXCLUSIVE

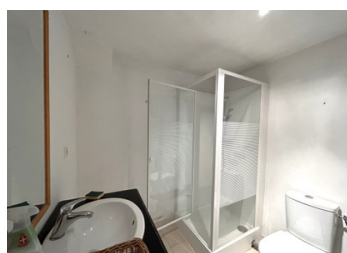
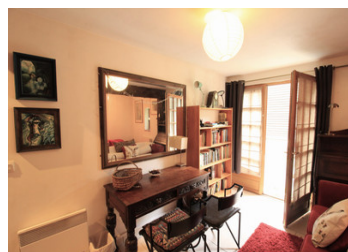


INFORMATION

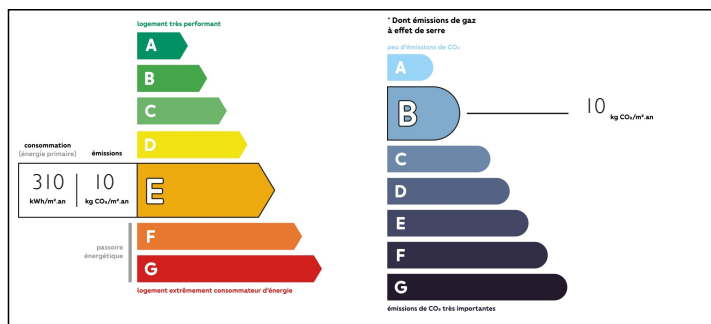
Town:	Cormeilles
Department:	Eure
Bed:	2
Bath:	2
Floor:	86 m ²
Plot Size:	56 m ²

IN BRIEF

Discover this welcoming, charming house, ideal for a pied-à-terre in the charming village of Cormeilles and its picturesque surroundings. Enjoy easy access with the motorway just 10 minutes away and Pont-l'Évêque railway station 20 minutes away. On the ground floor, you'll find a multi-purpose room that can be used as a bedroom or lounge, as well as a shower room with WC. The first floor features a bright living room with an open-plan kitchen, perfect for entertaining. Finally, on the second floor, a cosy bedroom and bathroom complete this property. Don't miss the opportunity to visit this house, which combines comfort and practicality in an enchanting setting.



ENERGY - DPE



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.



DESCRIPTION

Let yourself be seduced by this authentic Norman house, perched on a porch and adjoined by the wall of the internal staircase, which offers a very pleasant living environment, calm and bathed in sunshine all day long. Carefully renovated in the 1990s, this discreet, peaceful residence is perfect for a relaxing holiday.

Nestling at the end of a cul-de-sac, it is surprisingly spacious. On the ground floor, a 15.35 m² multi-purpose room can be used as a lounge or bedroom, accompanied by a 5.12 m² shower room with toilet. The first floor features a large, bright 40.63 m² living room with a library and oak parquet flooring, plus a 6.40 m² fitted kitchen with access to the outside.

The second floor features a cosy 12.18 m² bedroom with parquet flooring and a 6.90 m² bathroom with toilet. This sunny house, renovated with quality materials, offers immediate comfort and requires no external maintenance, combining the benefits of city life with those of the countryside.

It's a real favourite with those looking to base themselves in a peaceful, authentic setting. Corneilles is a lively little town where life is good, close to the coast, Honfleur and the motorway. Not to be missed.

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

NOTES