

Normandie Sainte Adresse Exceptional villa 500 M 15 rooms panoramic sea view



INFORMATION

Town:	Sainte-Adresse
Department:	Seine-Maritime
Bed:	10
Bath:	5
Floor:	500 m2
Plot Size:	3870 m2

IN BRIEF

Sainte Adresse : A seaside resort, Nice Havrais is 2 hours from Paris and 25 minutes from Honfleur and Etretat, and is much sought-after for its peaceful, privileged setting and its prestigious property, which has been established for several decades. You'll love this magnificent 500 m² architect-designed villa, with its quality construction, character, style, history, spacious rooms and 3800 m² of land.

This fabulous 500 m² villa has 4 levels

Ground floor: entrance hall, cloakroom, toilet, lounge, library, dining room, fitted kitchen and utility room.

1st floor: 4 bedrooms, one of which is a master suite, 1 bathroom, utility room, study, wc.

2nd floor: 6 bedrooms, 3 bathrooms and kitchen.

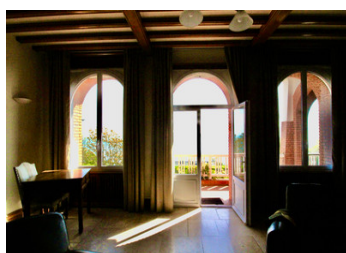
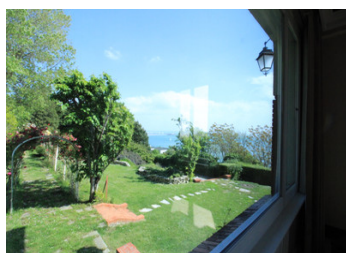
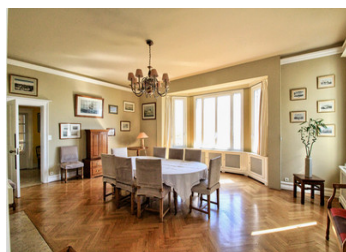
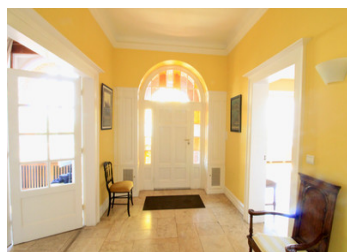
Garden level: 3-car garage with electric door, entrance hall, toilet, boiler room, wine cellar, 3 storage rooms, workshop, large games room.

Outbuildings: a greenhouse and garden shed.

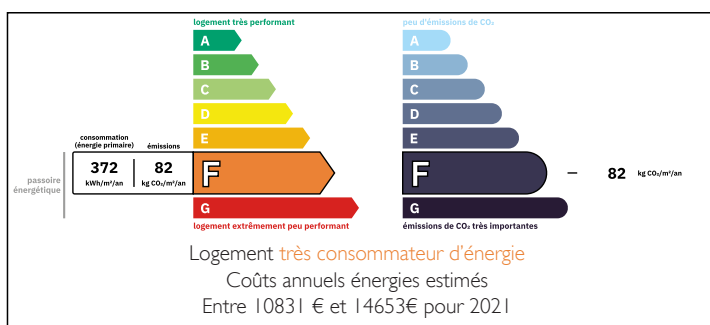
Very attractive grounds

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.



ENERGY - DPE





LOCAL TAXES

Taxe foncière:	9250 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

Sainte Adresse: let yourself be carried away by this authentic and charming 1920s residence. Open on all sides to the sea, it offers an exceptional living environment.

Its distinctive architecture and height allow you to catch the light at every level and enjoy the fabulous sunsets;

This well-maintained house is ideal for a family as a main or second home, and has plenty of potential for development.

Ground floor:

- large, bright entrance hall, cloakroom/toilet: 14 m².
- dining room with fireplace: 34 m²
- fitted kitchen: 23 m² - utility room
- Utility room: 5.61 m².
- Open-plan sitting room with fireplace and oak staircase: 50 m².
- Library with park and sea views: 34m².

1st floor :

- Landing with very good height: 22m².
- Bedroom 1, bathroom and dressing room: 29 m².
- landing room: 9 m² (9 sq ft)
- bedroom 2: 32 m² (32 sq ft)
- bedroom 3 with balcony: 13, 40 m²
- bedroom 4 with balcony: 17.45 m²
- linen room: 9 m² (9 sq ft)
- office: 8.85 m² (workshop)
- blue bathroom: 7.90 m

2nd floor: a single floor divided into two with outside access via a private walkway.

- Bedroom 1 with en-suite shower room: 17m².
- Bedroom 2 with en-suite bathroom and dressing room: 31 m²
- Bedroom 3: 16 m² (about 172 sq ft)
- Bedroom 4: 9 m² (9 sq ft)
- Bedroom 5: 17 m² (17 sq.m.)
- Bedroom 6: 12 m² (about 129 sq ft)
- storeroom: 6 m² (6 m²)
- kitchen
- 2 bathrooms

This second floor is easy to convert into 2 individual flats...