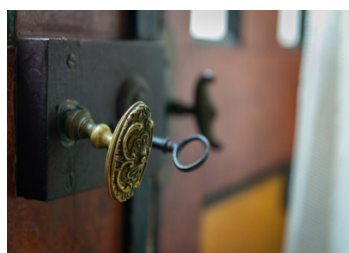
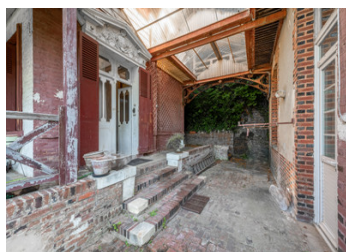


Exceptional residence in Cormeilles – Charm, history and potential to be awakened, 2 hours from Paris

EXCLUSIVE



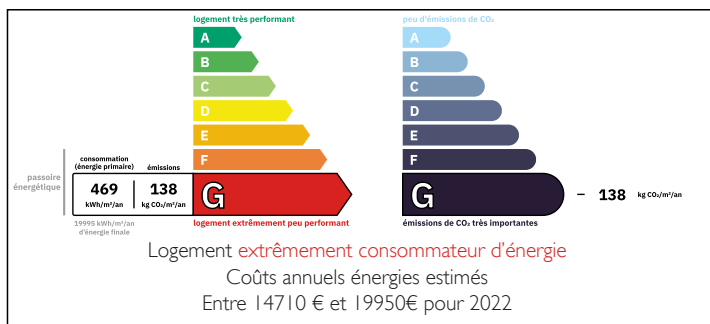
## INFORMATION

Town:	Cormeilles
Department:	Eure
Bed:	3
Bath:	2
Floor:	230 m <sup>2</sup>
Plot Size:	3868 m <sup>2</sup>

## IN BRIEF

Chalet Malherbe is a charming 19th-century house located in Cormeilles, between Paris (2:30) and the Côte Fleurie. Close to Honfleur and Deauville, it charms visitors with its authenticity: carved woodwork, old bricks, exposed beams, and a marble fireplace. Two buildings connected by a wooden walkway offer 475 m<sup>2</sup> of living space on a wooded plot of 3,868 m<sup>2</sup>. The main house (258 m<sup>2</sup>) comprises beautiful reception rooms and four bedrooms. The second building (217 m<sup>2</sup>) offers several dwellings to be redesigned. A rare property in the heart of the Pays d'Auge, ideal for a lifestyle project or hospitality business.

## 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.



## LOCAL TAXES

**Taxe foncière:** 3558 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Chalet Malherbe – A charming property to be revived in the heart of Corneilles

Hidden behind lush vegetation, a stone's throw from the centre of Corneilles, this unique property transports you to the elegance of a bygone era. Built around 1850, Chalet Malherbe embodies the seaside spirit of the 19th century, with rare architecture combining wood and stone, sculpted ornaments, marble beams and a glass roof inspired by the Eiffel Tower. A wooden walkway connects the two main buildings, adding to the unusual and refined character of the place.

The property, set on nearly 3,868 square metres of land, offers exceptional potential for lovers of old houses. Whether it is a large-scale family project or a commercial project with a strong identity (guest house, artist residence, seminar or reception venue), this property invites respectful renovation, capable of revealing all the nobility of its volumes and period materials.

A property steeped in history and full of soul, for those who wish to breathe new life into a unique place, in a bucolic setting, in the heart of a lively and sought-after community.

Le Chalet Malherbe – An unusual 19th-century property complex

Total surface area: approx. 450 m<sup>2</sup> of living space – Land: 3,868 m<sup>2</sup>

Main house (approx. 230 m<sup>2</sup>)

Ground floor:

Entrance hall (7.56 m<sup>2</sup>)

Large living room (39.80 m<sup>2</sup>)

Dining room (30.32 m<sup>2</sup>)

Lounge (18.89 m<sup>2</sup>)

Library (4.85 m<sup>2</sup>)

Kitchen (8.40 m<sup>2</sup>)

Toilet

First floor:

3 bedrooms: 24.70 m<sup>2</sup>, 17.02 m<sup>2</sup>, 7.89 m<sup>2</sup>