



## Property

VARENGEVILLE SUR MER (76)

**1 690 000 €\***

\* Agency fees to be paid by the seller



537 m<sup>2</sup>



14 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

VARENGEVILLE SUR MER is one of the most popular and sought-after towns on the Normandy coast, home of artists, painters, poets, musicians, and the Parisian intelligentsia. Famous for its church and its marine cemetery, the stained glass windows or the tomb of BRAQUE, the manor that Jehan Ango built in the 16th century, its parks and gardens. This magnificent contemporary property of 537m<sup>2</sup> is an exceptional property. The dominance of the construction projects you into a flowery park, with a body of water surrounded by century-old trees. Large bay windows project a picture of colors. On the ground floor: a patio, a cloakroom entrance and bathroom, an office, a large bright living room with insert fireplace opening onto large terraces, a large dining room that can accommodate many guests, a high-quality kitchen, extended by a veranda serving as a dining area, a large bedroom with shower room and toilet, a master suite and bathroom and dressing room. Through an independent entrance, a large office with bathroom. Upstairs a large apartment with independent entrance designed to accommodate a family, a large landing and cupboards, a large living-dining room with pellet stove and independent kitchen, four bedrooms, three of which have a shower room and toilet. A complete flexible, furnished and heated, serving as an exhibition room, television lounge, laundry room, wine cellar, two large garages, and outbuildings. A very quiet location, close to all shops and Dieppe, with a breathtaking view of the sea from the garden, an exceptional location, a haven of comfort and peace. Les honoraires sont à la charge du vendeur. Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable. Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 848133

Property type ..... Property

Year of construction ..... 2013

Exposure ..... N-S

View ..... Vue dégagée, sur Jardin, sur Mer

### SURFACES

Living space ..... 537 m²

Surface Carrez Law ..... 567.2 m²

Living room surface ..... 81 m²

Land surface ..... 12895 m²

### COMPOSITION

Number of rooms ..... 14

Number of bedrooms ..... 6

Number of bathrooms ..... 1

Toilets count ..... 7

Washrooms ..... 4

Terrace ..... 1

### DPE/GES

DPE ..... 99

GES ..... 10

### APPENDIX

Parking ..... extérieur

Parking space ..... 5

Garage ..... 1

Cellar ..... 1

Videophone ..... Oui

### SERVICES

Heater ..... gaz

Kitchen ..... aménagée



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle