LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A28066JTH14 Price: 183 600 EUR

agency fees included: 8 % TTC to be paid by the buyer (170 000 EUR without fees)

IDEAL LOCK UP AND LEAVE! + INCOME POTENTIAL! Fully renovated, no works needed. Close to everything.















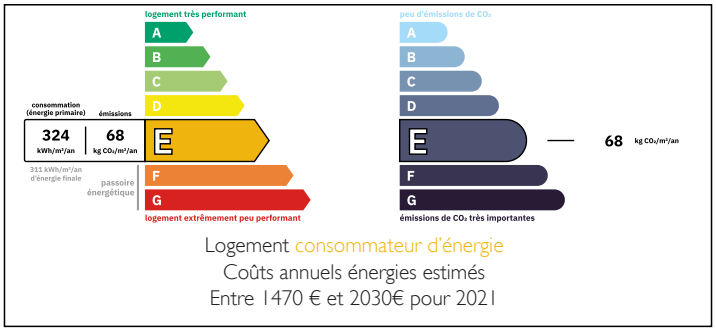
INFORMATION

Town:	Isigny-sur-Mer
Department:	Calvados
Bed:	4
Bath:	1
Floor:	66 m2
Plot Size:	0 m2

IN BRIEF

Beautifully renovated town property. Two fishermans cottages joined together. All works done. Please note that whilst this property does not possess any outside space, it does benefit from a communal area in front with views that can be enjoyed in good weather. Double glazing, insulated. Recent roof in slate. Ideal gite or pied a terre. Fitted kitchen/diner. Living room. W.C. 4 bedrooms* with beautifully restored original wood flooring. Shower room with W.C. Over three levels. Insulated, double glazed. Gas and/or electric central heating. Two original wood staircases all the way to the bedrooms in the attic. Chimney to fit wood/pellet burner if desired. Single garage available (€40 pcm). In town, walk to shops and restaurants. Perfectly located on the border of Calvados and Manche. Ideal to enjoy the sights of the region and a short drive to...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1470 € et 2030€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**679 EUR**
Taxe habitation:	**472 EUR**

NOTES

DESCRIPTION

Entering the house into the kitchen diner there is a fully fitted kitchen and plenty of space for the dining table. A technical cupboard and all important wine store. From here we can access the first floor via one of the two staircases or go through to the living room. The living area is a lovely big bright space with a handy W.C. Here we find the second staircase. On the first floor there are two light and spacious bedrooms, one of which has the shower room and W.C. These bedrooms are connecting or can be seperate. Continuing up via either staircase we reach the loft, where we have two separate bedrooms. Whilst enjoying a large floor area, these bedrooms are under the roof and as such have a smaller habitable space. The house is in perfect order with all the renovations carried out in 2012. Gas central/water heating with additional electric radiators (wifi). Parking available in front of the property. Situated in a very quiet area of the small town of Isigny-sur-Mer, the is property located within walking distance to all of the shops and restaurants. A single garage is available to rent for parking or extra storage, (€40 pcm). An ideal pied a terre or gite. No works to worry about. Isigny-sur-Mer is handily situated on the border of Calvados and Manche and less than an hour from two ferry ports. Trains to Paris/Cherbourg at 15 mins. Bring your suitcases.

* Bedrooms...

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