LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47387JTH14 Price: 116 900 EUR

agency fees to be paid by the seller

Quayside Townhouse in Isigny-sur-Mer with potential Studio, 10 Rooms, Loft Internal renovation anticipated.















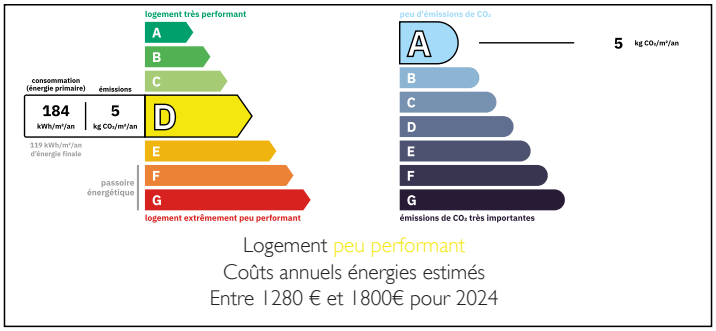
INFORMATION

Town:	Isigny-sur-Mer
Department:	Calvados
Bed:	2
Bath:	2
Floor:	120 m2
Plot Size:	15 m2

IN BRIEF

Located directly beside the quayside in Isigny-sur-Mer, this substantial town house offers a genuine internal renovation project in an excellent central location. Formerly divided into three apartments, it is now configured as one dwelling and offers accommodation over three floors, with two staircases. The ground floor includes an equipped kitchen, living room, back kitchen, laundry room, boiler room and WC. A rear terrace, shed and separate two-room studio provide additional space. The first floor has two rooms and a bathroom, while the second floor has two further rooms and a bathroom. The loft offers further development potential. Heating is provided by an air-to-water heat pump serving the ground and first floors, with a pellet burner on the second floor. Hot water is supplied by a 300-litre solar system and a recent 200-litre electric water heater. Shops, restaurants and...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1280 € et 1800€ pour 2024

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:	**940 EUR**

NOTES

DESCRIPTION

Leggett Immo presents A substantial quayside property to renovate

Occupying an enviable position directly beside the quayside in Isigny-sur-Mer, this substantial town house presents an opportunity to create a sizeable home in one of the town's most attractive locations. The property is now arranged as a single dwelling but was previously divided into three separate apartments, giving it an unusually flexible layout and making it particularly interesting for buyers seeking a renovation project with scope for reconfiguration.

The property requires complete internal renovation. For the right purchaser, however, this provides the opportunity to redesign the accommodation according to individual requirements rather than compromise with an existing finished layout.

Accommodation over three floors

The main house extends over three floors, with two staircases providing access to the different levels.

On the ground floor, the current accommodation comprises an equipped kitchen, living room, back kitchen, laundry room, boiler room and WC.

The existing arrangement provides a useful starting point for a comprehensive refurbishment. Depending on the future project, the ground floor could potentially be reorganised to create a larger open-plan kitchen and living space while retaining useful utility and service areas.

At the rear of the property is a private terrace, together with a shed and a separate two-room studio.

The studio does not currently have a bathroom, but provides valuable additional space which could potentially be used as guest accommodation, a home office, workshop, hobby room or leisure space, subject to the necessary works and permissions.

Flexible upper floors

The first floor currently comprises two rooms...