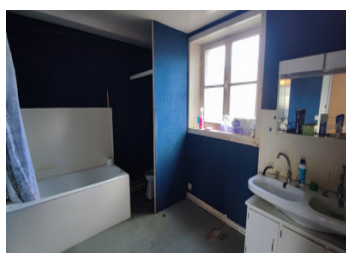
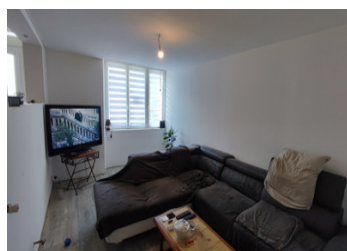


Quayside Townhouse in Isigny-sur-Mer with Separate Studio, 10 Rooms, Loft COMPLETE INTERNAL RENOVATIONS NEEDED



INFORMATION

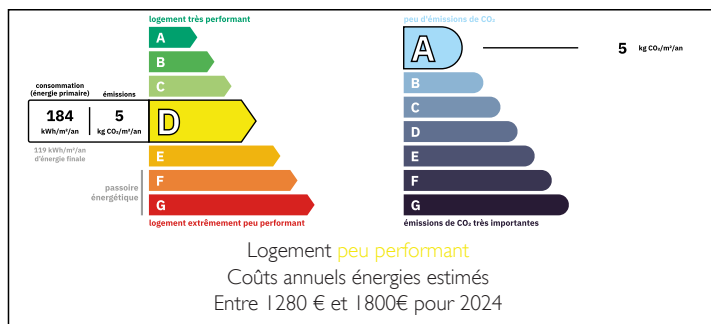
Town:	Isigny-sur-Mer
Department:	Calvados
Bed:	2
Bath:	2
Floor:	120 m2
Plot Size:	15 m2



IN BRIEF

Positioned beside the quay in the popular market town of Isigny-sur-Mer, this substantial town house offers a RENOVATION opportunity within walking distance of shops, restaurants and local amenities. Formerly arranged as three separate apartments, the property is now configured as one dwelling and requires COMPLETE INTERNAL RENOVATIONS. Accommodation is arranged over three floors, with an equipped kitchen, living room, back kitchen, laundry, boiler room and WC on the ground floor. At the rear is a terrace, shed and a separate two-room studio. Main house first floor offers two rooms and a bathroom, while the second floor provides two further rooms and a bathroom. The loft offers additional development potential. Heating is provided by an air-to-water heat pump on the ground and first floors, with a pellet burner on the second floor. Two staircases serve the floors. A 300L...

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: 940 EUR

NOTES

DESCRIPTION

A Characterful Quayside Townhouse with Excellent Potential for COMPLETE INTERNAL RENOVATION

Set in an enviable position beside the quay in Isigny-sur-Mer, this substantial town house offers a rare opportunity to create a large family home, a multi-generational property or potentially a combination of residential and rental accommodation, subject of course to the necessary permissions.

The property is now arranged as a single dwelling but was previously divided into three separate apartments, making it particularly interesting for anyone looking for a renovation project with flexibility for the future. The house requires complete internal renovation, but the underlying accommodation, existing services and location provide an excellent foundation from which to create something special.

Generous 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 accommodation currently comprises an equipped kitchen, living room, back kitchen, laundry room, boiler room and WC. This level provides a practical base for the future layout and could be redesigned to create a generous 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 useful additional space that could potentially serve as guest accommodation, an office, workshop or leisure area, subject to any required permissions and works.