

Leggett Immo presents TownHouse with Independent Gîte, 6 Bedrooms & 60m Garage – Isigny-sur-Mer

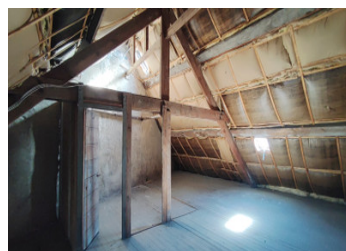


INFORMATION

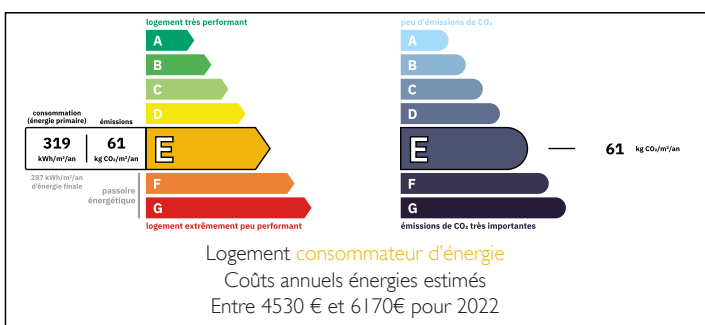
Town:	Isigny-sur-Mer
Department:	Calvados
Bed:	6
Bath:	4
Floor:	248 m2
Plot Size:	396 m2

IN BRIEF

Leggett Immo presents this town house with separate gîte in the centre of Isigny-sur-Mer, offering generous accommodation, a 60m² garage, courtyard, garden and substantial attic space. The main house has an entrance with WC, living area, dining area and kitchen, followed upstairs by four large bedrooms and three bathrooms. A large insulated attic covering the whole footprint of the main house offers potential for additional living space. The garage is accessed from the street and courtyard and contains the central heating boiler, currently not working. The courtyard provides storage rooms and garden space. The gîte has a living/dining kitchen, two bedrooms, bathroom with shower and WC, plus separate WC. Isigny-sur-Mer has shops, bars, restaurants and services, with a bus to Carentan and direct trains to Paris. Utah and Omaha beaches are 20 minutes away and Grandcamp-Maisy 10 minutes.



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: 2330 EUR

NOTES

DESCRIPTION

Leggett Immo presents this town house with separate gîte in the centre of Isigny-sur-Mer, with six bedrooms in total, a 60m² garage, large insulated attic and courtyard with garden and storage.

The main house has an entrance with a WC and the garage to the left, stairs to the first floor and a corridor leading to the rear courtyard. To the right is the living area. Passing through the living area, there is a dining area followed by the kitchen area.

Upstairs, there are four large bedrooms and three bathrooms. Above the main house, a large insulated attic covers the whole footprint of the building and offers potential for additional living space.

A 60m² garage is accessed by a garage door from the street, with rear doors opening onto the courtyard. The central heating boiler is located in the garage and is currently not working.

The courtyard offers storage rooms and garden space, providing useful additional areas alongside the main house.

The gîte is located in the courtyard. It comprises an entrance, a living/dining kitchen on the ground floor, and two bedrooms, a bathroom with shower and WC, and a separate WC on the first floor.

Isigny-sur-Mer has all services, shops, bars and restaurants, as well as a bus service to Carentan. Carentan provides further commercial services and direct trains to Paris. Utah Beach and Omaha Beach are around 20 minutes by car, while the fishing town of Grandcamp-Maisy is approximately 10 minutes away.

A property offering a main house, separate...