LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47934JTH14 Price: 236 990 EUR

agency fees to be paid by the seller

Leggett Immo presents a 6 bed TownHouse with Independent Gîte, 60m Garage and amenities at 100m.















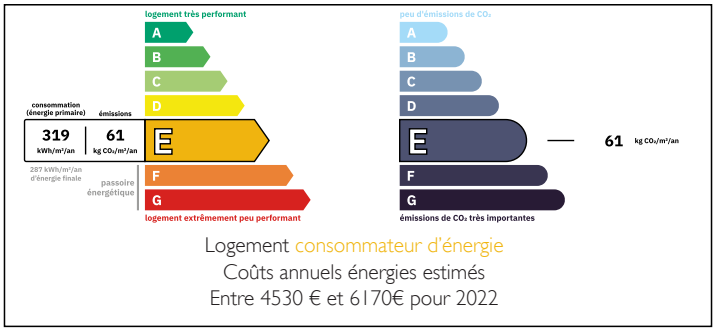
INFORMATION

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 a separate independent gîte in the centre of Isigny-sur-Mer, offering six bedrooms in total, a substantial 60m² garage, large insulated attic, interior courtyard, garden and storage areas. The main house comprises an entrance with WC, living room, dining area and kitchen, with four large bedrooms and three bathrooms on the first floor. The full-footprint attic is insulated and offers potential for additional living space. The garage is accessed from both the street and courtyard and houses the central heating boiler, which is currently not working. The courtyard provides additional storage and garden space. The independent gîte comprises a living/dining kitchen, two bedrooms, bathroom with shower and WC, plus a separate WC. Shops, bars, restaurants and services are within the town centre, with buses to Carentan and direct trains to Paris. Utah...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4530 € et 6170€ pour 2022

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:	**2330 EUR**

NOTES

DESCRIPTION

Leggett Immo presents this Town house with independent gîte in the center of Isigny-sur-Mer.
This substantial town house with independent gîte occupies a central position in Isigny-sur-Mer and offers an unusually versatile combination of accommodation, additional space and practical outbuildings.
With six bedrooms in total, a separate gîte, approximately 60m² of garage space, a large insulated attic and a courtyard with garden and storage areas, the property offers considerable scope for a family home, multi-generational living, guest accommodation or a property combining personal use with independent accommodation.
Main house
The main house is entered through a welcoming entrance hall, with a WC and access to the rest of the accommodation.
The garage is situated to the left, while stairs lead to the upper floor. A corridor continues through towards the rear courtyard.
To the right of the entrance is the principal living area, which leads through to a separate dining area and then to the kitchen.
The arrangement provides a generous sequence of living and dining spaces while retaining a practical connection with the courtyard.
Four bedrooms and three bathrooms
The first floor provides four large bedrooms, making the main house particularly well suited to family occupation or accommodating guests.
There are also three bathrooms on this level.
Above the main house is a substantial insulated attic extending across the entire footprint of the building. This represents an important additional asset, with potential to create further living accommodation, subject to the necessary permissions, regulations and technical requirements. Depending on the future owner's plans, the space could...