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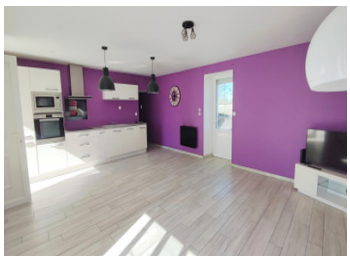
Ref: A47941JTH14 Price: 234 900 EUR

agency fees to be paid by the seller

Leggett Immo, Renovated Stone House with 3 Bed, 100m Living Space, Garden & Garage. Walk to Isigny-sur-Mer















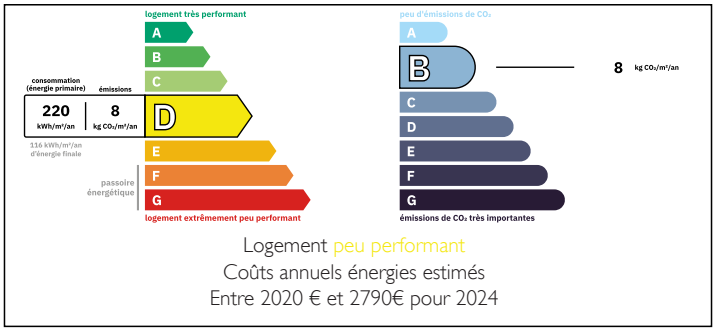
INFORMATION

Town:	Isigny-sur-Mer
Department:	Calvados
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	1392 m2

IN BRIEF

Leggett Immo presents, Renovated stone house just outside Isigny-sur-Mer, comfortable walking distance. Offering approximately 100m² of living space, three double bedrooms and a large landscaped garden with fruit trees and two rear terraces. The bright living/dining kitchen is fully fitted and benefits from access to both front and rear terraces. The accommodation also includes a large bathroom with Italian-style shower and separate WC. A substantial garage, separate laundry room and parking for several vehicles add practical value. The loft offers potential to create additional living space, subject to the necessary permissions. The property has been completely renovated, including new drainage, and has electric heating and hot water. DPE: D. Within walking distance of Isigny-sur-Mer's amenities, with Carentan and its Paris rail connection accessible by bus and the Normandy beaches approximately 15 minutes away.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2020 € et 2790€ 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:	**900 EUR**

NOTES

DESCRIPTION

Leggett Immo presents, Renovated Normandy stone house close to Isigny-sur-Mer

This attractive stone house near Isigny-sur-Mer, walking distance, combines traditional Normandy character with practical modern accommodation, a generous private garden and useful additional space. Completely renovated, including new drainage, the property offers approximately 100m² of living space, three double bedrooms and further potential in the loft.

The location is particularly appealing for anyone seeking a property in Normandy where everyday amenities are accessible on foot while the countryside and coast remain close at hand.

Bright open-plan living and dining space

The main entrance opens directly into the principal living area, comprising a bright living/dining kitchen.

The kitchen is fully fitted and has seen very little use. Its modern presentation and generous natural light create a comfortable space for everyday living and entertaining.

The room has access to the front terrace as well as a further doorway leading to one of the rear terraces, providing an easy connection between the house and its gardens.

Three double bedrooms

A central corridor leads from the main living area to the sleeping accommodation.

There are three good-sized double bedrooms, making the property suitable as a permanent home, holiday residence or Normandy base for visiting family and friends.

The accommodation is completed by a particularly generous bathroom with Italian-style shower and a separate WC.

Garage, laundry room and parking

Practicality is another strong feature of the property. The house is flanked by a large garage and a separate laundry room, providing useful storage and utility space in addition to the principal...