

Country property with two houses, outbuildings and gardens. Close to the D-Day beaches. 1 hour to ferries.



## INFORMATION

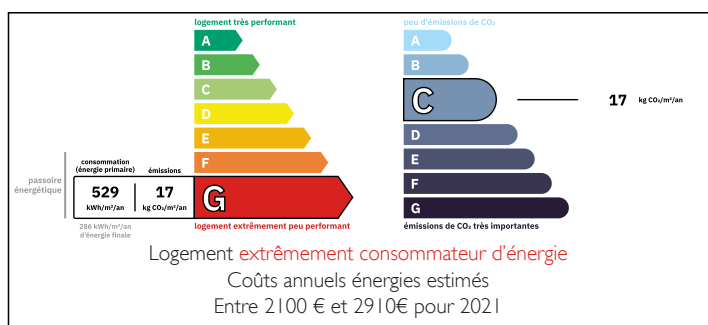
Town:	Isigny-sur-Mer
Department:	Calvados
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	2523 m2



## IN BRIEF

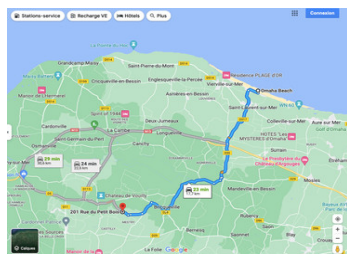
Perfect property for a gite, with opportunity to live in. Lovely property with masses of opportunities. Two houses, one two bedroom and one one bedroom. Outbuildings to develop. Courtyard, terrace and garden front and rear with extra land for veg plot. Two wells. Plenty of parking. 10 mins to villages with services and shops. Trains to Paris and Cherbourg at 15 mins. Two ferries to U.K. and Ireland within an hour.

## 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.



## DESCRIPTION

Two houses in one property. The larger house consists of a dining room, living room and two bedrooms. Kitchen, W.C, separate shower room and summer kitchen at the rear of the house. The second house is at the entrance to the property with buildings attached, wood store, garage, storage, workshop. Could be developed. Ideal live in and rent gite or lock up and leave (gardener available). Sunny garden to the front with courtyard. More garden/veg patch and large hanger with extra parking to the rear. A short drive to several villages and towns with all services. SNCF Cherbourg/Paris at 15 mins and Ferries to the U.K. and Ireland within an hour.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 600 EUR**

**Taxe habitation: EUR**

## NOTES