

Beautifully renovated farmhouse with no neighbours. 3 bed, 2 bath. Fabulous kitchen. Garage with loft. Barn

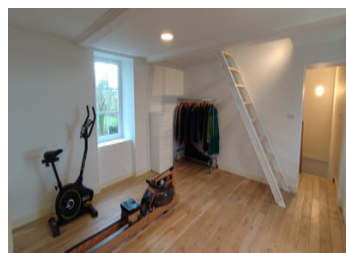
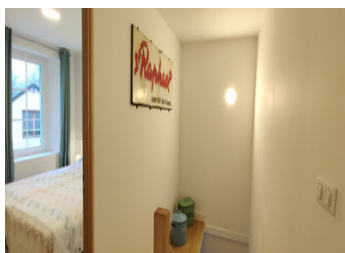


INFORMATION

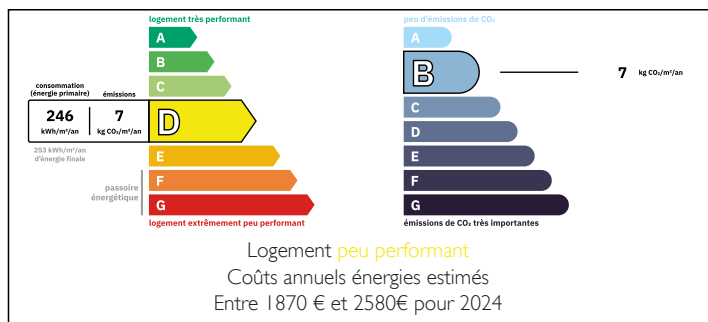
Town:	Isigny-sur-Mer
Department:	Calvados
Bed:	3
Bath:	2
Floor:	118 m2
Plot Size:	1281 m2

IN BRIEF

Rarely available for sale, a renovated farmhouse with no immediate neighbours. Just 5 mins from all amenities and 15 minutes to the beach. Large open plan living dining area. Separate contemporary kitchen. 3 bedrooms, 2 bathrooms. Double garage with loft to develop, ideal maison d'amis. Various storage rooms and large barn. Enclosed by walls, this is an amazing petite compound. Only 5 mins to the coastal town of Isigny-sur-Mer, with all services and just 15 mins to the beach at Grandcamp-Maisy.

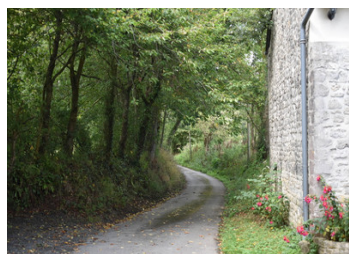


ENERGY - DPE



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

Located at the end of a lane this beautifully renovated cour de ferme is a haven of peace nestled in the countryside and yet minutes from all amenities and the coast.

Entering the courtyard you can close the gates and you're in your own little world. A wonderfully tranquil walled garden with lawn, vegetable plot and green house to enjoy the long summer days. South facing and filled with sun and roses in summertime, the courtyard and garden is an idyllic space. The garden also has a lot of small fruit (strawberries, framboise etc.), fruit trees, walnut and hazelnut trees. There is a well on the property to irrigate the vegetables and flowers beds. From the courtyard we access all areas, the house, the double garage and through a door at the rear, the covered storage spaces and the large barn.

As we enter the house we are welcomed by the large bright living/dining area with double aspect windows allowing light to flow into the room from morning to evening. In living area you will find the newly installed Godin wood stove. To the right we have a utility room or a small office and bathroom off the main room and to the left the space flows through to the open plan contemporary kitchen. Fully equipped and recently installed the kitchen is a bright space with a wrap around work surface and breakfast bar. The large sliding doors to the courtyard and the picture...

LOCAL TAXES

Taxe foncière: 1154 EUR

Taxe habitation: EUR

NOTES