

Leggett - Exceptional Longère & Gîte in Stone | 7 Beds | No Neighbours | Near Omaha & Utah and amenities.



INFORMATION

Town:	Isigny-sur-Mer
Department:	Calvados
Bed:	7
Bath:	5
Floor:	230 m2
Plot Size:	1624 m2



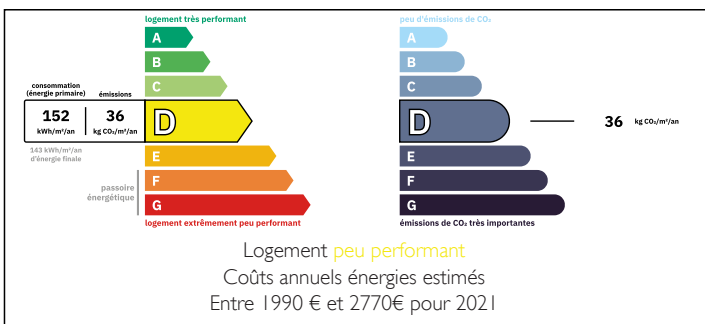
IN BRIEF

Stone Longère & Gîte | 7 Bedrooms | No Neighbours | Near Omaha & Utah D-day beaches.

At the end of a lane with no neighbours, this beautifully renovated stone property is set in open countryside close to the D-Day beaches of Omaha and Utah. The property comprises two independent houses arranged around a large courtyard with parking for several vehicles.

The main 5-bedroom house, currently run as a gîte, features a spacious entrance hall, a 45 sqm south-facing living/dining room with open fireplace and open views, a separate kitchen, and a ground-floor bedroom and 2 bathrooms. Upstairs are four double bedrooms, a third bathroom, mezzanine and a loft area suitable for playroom or additional bedroom.

ENERGY - DPE



The second house a 2-bedroom, used as the

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

Exceptional Stone Longère & Gîte | 7 Bedrooms | 5 Bathrooms | No Neighbours | Near Omaha & Utah Beaches

Nestled at the end of a quiet country lane with no neighbours, this beautifully converted stone property offers a rare combination of privacy, space, and income potential, just minutes from the D-Day beaches of Omaha and Utah.

Set in unspoilt countryside with open panoramic views, the property comprises two independent farmhouses arranged around a large courtyard with parking for multiple vehicles, making it ideal as a family home with gîte business, multi-generational living, or a lifestyle retreat.

Main House – 5 Bedrooms (Currently Operated as a Gîte)

Spacious and filled with natural light, the main house offers:

Impressive large entrance hall

45 m² south-facing living & dining room with open fireplace and countryside views

Separate fitted kitchen

Ground floor bedroom and full bathroom

Additional ground floor bathroom/utility

Upstairs large mezzanine and corridor

Four double bedrooms

Loft area ideal as children's playroom or extra sleeping space

Excellent storage throughout

LOCAL TAXES

Taxe foncière: 2500 EUR

Taxe habitation: EUR

NOTES