

## Propriété de caractère Isigny sur mer

Pleasant property comprising a main stone house as well as two independent gites, outbuildings used as stables and storage space on approx. 2.5 hectares of land.

Main house: approx. 220 m<sup>2</sup> comprising, on the ground floor, a large room with kitchen and dining room, lounge, utility room. First floor: 5 bedrooms, bathroom and toilet.

Gîte (sleeps 4): kitchen with dining area, lounge and shower room. Upstairs are two bedrooms.

Gîte (sleeps 2): fitted kitchen with wood-burning stove, living room, bedroom and shower room.

An area comprising a large room with a fireplace and separate access

Other items :

Farm buildings, partly walled garden

Grassland adjoining the property.

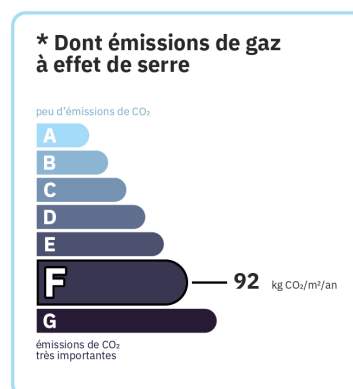
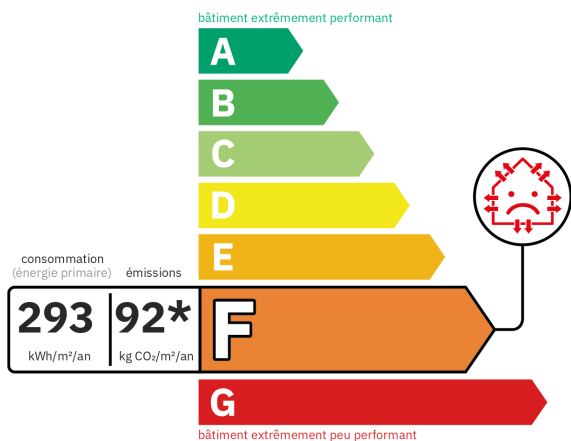
Non-contractual document and non-contractual volume estimates.

"Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

In accordance with article L. 561-5 of the French Monetary and Financial Code, you will be asked to produce a copy of the identity document of all visitors before any visit.

### Overview

Property ID	VM345
Property Price	480 000 €
Size	220.00
Bedrooms	6
Net selling price	457 143 €
Fees payable by	ACQUIRER
Fees (incl. VAT)	22 857 €
ECD	F (293)
GHG	F (92)
Date of completion of the ECD	16/11/2023
ECD version	2021
Estimated costs min	5 220 €
Estimated maximum costs	7 110 €
Reference year for calculating costs	2021



## Photos





## Contact

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