

## Charming Chocolate-Box Stone Cottage with large Barn & stone workshop in St. Servais

EXCLUSIVE

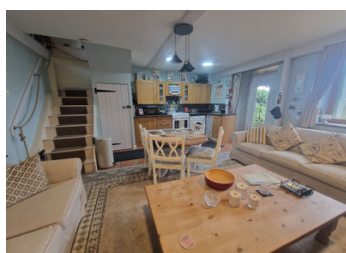


## INFORMATION

Town:	Saint-Servais
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	33 m2
Plot Size:	415 m2

## IN BRIEF

A delightful, chocolate-box-style 1-bedroom stone cottage in the picturesque village of St. Servais. Adorned with wisteria, this charming home features an open-plan lounge and kitchen with a cozy wood burner, a separate wooden chalet with decking, a spacious barn for storage, and a stone workshop with further potential. Just minutes from Callac and scenic lake walks, this is a perfect countryside retreat.

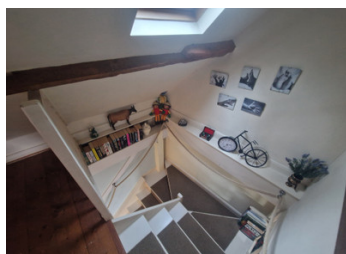


## ENERGY - DPE

DPE not required.

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

This enchanting, chocolate-box-style stone cottage in the heart of St. Servais is brimming with charm and character. With wisteria climbing its walls, this picture-perfect home offers a warm and welcoming feel. The ground floor features an open-plan lounge and kitchen, complete with a wood burner for cozy nights in. Upstairs, a charming double bedroom and a modern shower room complete the living space.

Outside, a wooden chalet with decking offers additional space for guests, hobbies, or relaxation, while a large barn provides ample storage. A separate stone house, currently used as a workshop, presents exciting possibilities for conversion or further development.

Set in a peaceful village location close to the post office, church, and beautiful lake walks, this property is just a 5-minute drive from Callac, a bustling town with all essential amenities. Whether you're looking for a charming countryside retreat or a home with room to grow, this cottage is a true gem waiting to be discovered.

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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 habitation: EUR

## NOTES