

Fantastic renovation project of over 150m ! Set in the lively, yet quaint village of Callac

EXCLUSIVE



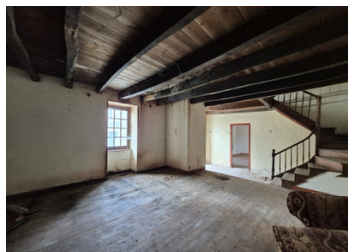
INFORMATION

Town:	Callac
Department:	Côtes-d'Armor
Bed:	0
Bath:	0
Floor:	150 m2
Plot Size:	0 m2

IN BRIEF

150m² Property to Renovate – Heart of Callac

Exciting renovation project offering 150m² across three levels in central Callac. Close to shops and services. Potential for a spacious family home, two apartments, or other projects. A fantastic opportunity in a vibrant Breton town!



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

Exciting Renovation Opportunity in the Heart of Callac

Nestled in the bustling centre of Callac, this substantial 150m² property spans three levels, offering enormous potential for transformation. Whether you dream of creating a large family home, developing two separate apartments for rental income, or exploring other possibilities, this versatile space is brimming with opportunity.

Callac is a charming town in central Brittany, renowned for its welcoming community, vibrant local markets, and excellent amenities. Here you'll find shops, supermarkets, cafés, schools, and medical services all within easy walking distance. The town also boasts good transport links, making it a convenient base for exploring the beautiful Breton countryside, nearby lakes, and the stunning north coast beaches.

The property requires full renovation, presenting a blank canvas for your vision. With generous floor space set over three levels, high ceilings, and traditional features waiting to be restored, it's the perfect project for investors or those seeking to create their dream home in one of Brittany's friendly towns.

A rare chance to invest in a prime location with plenty of possibilities—don't miss it!

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