



Ref: A38529|RD22

Price: 56 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (50 000 EUR without fees)

#### Charming 2 bedroom stone house in a quiet vilage location with garden



# INFORMATION

Town: Plourac'h

Department: Côtes-d'Armor

Bed: 2

Bath:

Floor: 46 m<sup>2</sup>

Plot Size: 220 m2





## IN BRIEF

2 bedroom cosy cottage in the village of Plourac'h. Easy to maintain outside space makes this house the perfect holiday home.

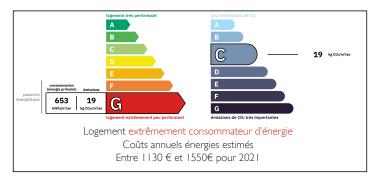








**ENERGY - DPE** 



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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.

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#### www.frenchestateagents.com

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# LOCAL TAXES

Taxe habitation: EUR

# **NOTES**

### DESCRIPTION

Charming Village Cottage with Garden and Barn – Plourach, Near Callac

Welcome to this delightful cottage nestled in the heart of the peaceful village of Plourach, just a short drive from the bustling market town of Callac.

A classic white picket fence invites you in, leading to a cosy lounge featuring a characterful woodburner — perfect for relaxing evenings. The ground floor also offers a well-proportioned kitchen and a shower room for convenience.

Upstairs, you'll find two bedrooms.

Outside, the cottage benefits from garden areas on both sides of the property, providing lovely spots to enjoy the sunshine. Directly opposite the house sits a useful storage barn, offering excellent space for tools, hobbies, or further potential.

Plourach is a charming village known for its tranquil atmosphere and beautiful countryside surroundings, while Callac, only around 10 minutes away, provides all essential amenities including shops, supermarkets, restaurants, and a weekly market. The area is well-loved for its scenic walking trails, rivers, and easy access to the wider beauty of Brittany.

This property would make a perfect permanent home, holiday retreat, or rental investment. 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