

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

EXCLUSIVE

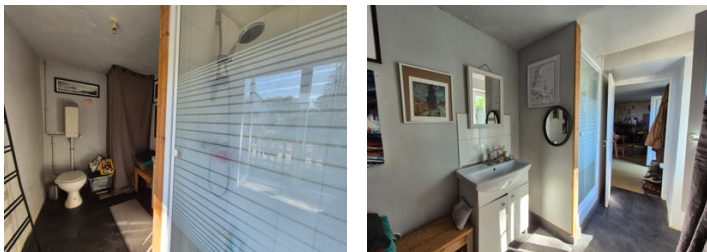


## INFORMATION

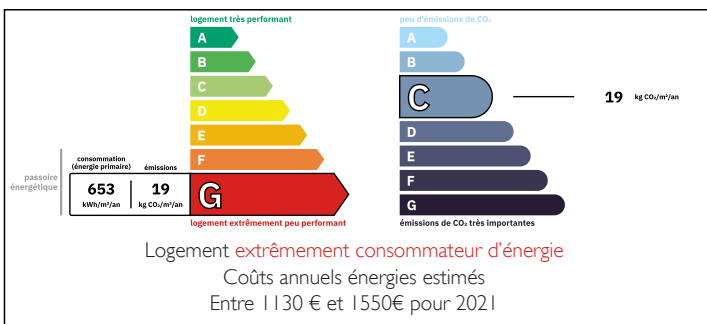
Town:	Plourac'h
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	46 m <sup>2</sup>
Plot Size:	220 m <sup>2</sup>

## 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



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

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>

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES