

## Show Home-Style 4-Bed with Barn & Land Near Train Stop!



## INFORMATION

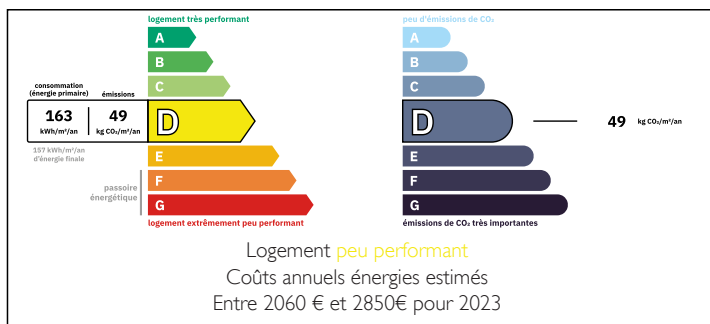
Town:	Duault
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	91 m2
Plot Size:	3062 m2

## IN BRIEF

Immaculate, Show Home-Style 4-Bedroom Property with Renovated Interiors, Barn with Outdoor Dining, Land, and Excellent Transport Links – Peaceful Setting in Duault, Near Callac. 4 double bedrooms, naturally light and spacious.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This beautifully renovated 4-bedroom home offers modern comforts in a peaceful countryside setting, just moments from a local train stop for easy commuting.

The property has been thoughtfully updated throughout, featuring new electrics, double glazing, and central heating. Tasteful decoration complements the home's practical layout. Set above a basement garage, the main entrance is accessed via a balcony staircase, leading into a welcoming hallway.

On the ground floor, you'll find a bright lounge, dining room, fully equipped kitchen, a spacious double bedroom, and a bathroom with both a bath and shower. Upstairs offers three further double bedrooms and a separate WC.

The house sits on a generous plot of land with space to enjoy nature, raise animals, or garden. A charming barn has been transformed with decking for luxurious outdoor dining, and there's even a chicken coop ready for fresh eggs each morning.

Located in the peaceful hamlet of Duault, just outside Callac, this home offers the perfect blend of rural charm and accessibility — with regular train connections nearby, owning a car is no longer essential.

An ideal permanent residence, holiday home, or lifestyle change opportunity for anyone seeking space, comfort, and convenience.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>