

Modern 4-Bed Family Home with Spacious Gardens – Built in 2008 Garden which blooms all year round!

EXCLUSIVE



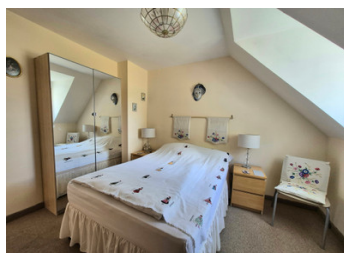
INFORMATION

| | |
|-------------|---------------|
| Town: | Plusquellec |
| Department: | Côtes-d'Armor |
| Bed: | 4 |
| Bath: | 1 |
| Floor: | 89 m2 |
| Plot Size: | 2640 m2 |

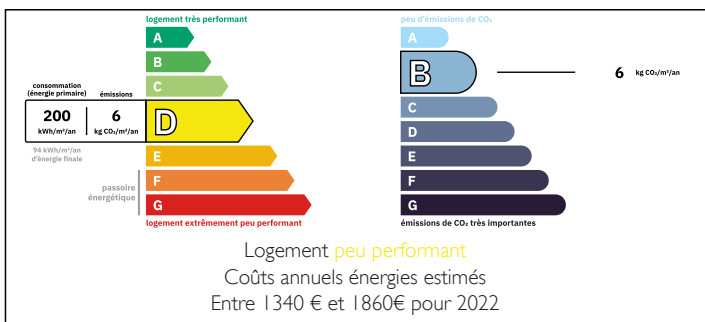
IN BRIEF

Quality-built 4-bedroom home in Plusquellec (2008), just 5 minutes from Callac with all amenities. Features underfloor heating, double glazing, vacuum cleaner system, and 2,640m² of landscaped gardens. Lake within walking distance.

The house is naturally light and spacious with windows looking out over the garden. At the back of the house is a stunning terrace with grape vine..



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

Built in 2008 by a respected Brittany company, this well-designed home in Plusquellec combines modern comfort with thoughtful details.

On the ground floor, a spacious open-plan lounge and dining room welcomes you, complete with a wood burner for cosy evenings. The fully equipped kitchen is both stylish and practical, with a separate WC and internal access to the garage for convenience.

Upstairs, you'll find four bedrooms – three doubles and one single – along with a bright shower room, offering the perfect layout for family living or visiting guests.

The house comes with excellent features, including underfloor heating, a whole-house vacuum system, VMC ventilation, and double glazing, ensuring comfort and energy efficiency year-round.

Outside, the property is set on 2,640m² of landscaped grounds, designed with seasonal flower beds and mature greenery that create colour and beauty throughout the year, giving the garden a tranquil parkland feel.

The location is another key highlight: just a short stroll to the lake, and only 5 minutes from Callac, where you'll find shops, schools, medical services, and all essential amenities.

This is a wonderful opportunity to acquire a modern, well-built home in a peaceful countryside setting, with nature on the doorstep and daily conveniences close by.

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