

Charming 3 bedroom neo breton house with garden close to the village of Duault

EXCLUSIVE



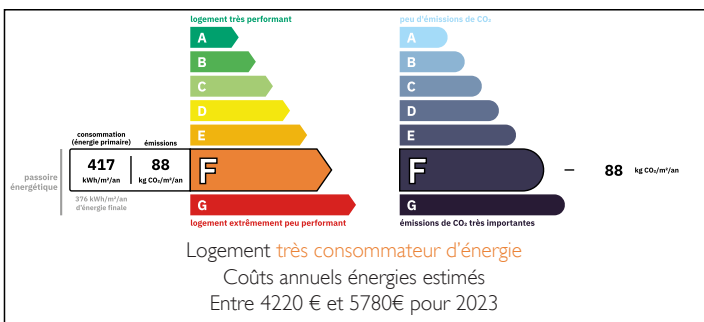
INFORMATION

Town:	Duault
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	100 m ²
Plot Size:	1737 m ²

IN BRIEF

Well-presented neo-Breton style house in the heart of Duault, just a short stroll from the village school and restaurant. Recently updated, the home offers bright and modern living spaces, three double bedrooms, two bathrooms, and a brand-new kitchen. Set on a generous 1,737 m² plot with garage, boiler room, and storage at ground level.

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.



DESCRIPTION

Located in the village of Duault, this neo-Breton style property offers comfortable living with modern updates and the convenience of nearby amenities.

Main Floor: Balcony entrance, open-plan living/dining room with newly fitted kitchen, one double bedroom, shower room with WC.

First Floor: Two double bedrooms, shower room.

Ground Level (Sous-sol): Garage, boiler room, and storage space.

The property sits on a generous 1,737 m² plot, providing plenty of outdoor space for gardening or leisure.

A well-presented home in a sought-after location, just a short walk to the school, restaurant, and village center.

Location & Access:

Village center (school & restaurant) – a few minutes on foot.

Callac – approx. 10 minutes' drive (shops, services, train station).

Carhaix-Plouguer – approx. 20 minutes.

Guingamp – approx. 35 minutes (larger town, TGV connections).

Saint-Brieuc (department capital & coast) – around 1 hour.

North Brittany beaches – approx. 1 hour's drive.

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