

Charming 2 bedroom house in Callac with Garden

EXCLUSIVE



INFORMATION

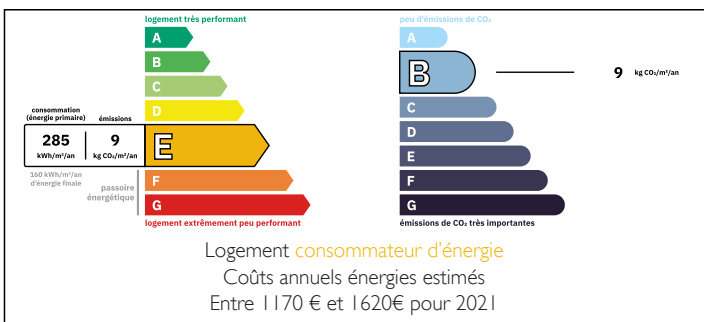
Town:	Callac
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	60 m ²
Plot Size:	282 m ²



IN BRIEF

Situated right in the centre of town, this fully renovated 2-bedroom house is in perfect condition and ready to move into. It offers a spacious open-plan living area with wood burner, a new fitted kitchen, garden views, and two comfortable bedrooms. Ideal as a main home, holiday property, or rental investment.

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

Located in the centre of Callac, this attractive and well-maintained 2-bedroom town house is presented in excellent condition following recent works.

On the ground floor, you will find a large open-plan lounge with a wood-burning stove, creating a warm and welcoming living space. The dining area overlooks the garden, and the newly installed kitchen is modern and practical. A shower room with WC completes this level.

Upstairs, the landing provides a useful space ideal for a home office or reading area, along with two bright bedrooms.

The property benefits from electric heating, a wood burner, recent improvements throughout, and is ready to move into with no work required.

A great opportunity to acquire a comfortable home in a convenient town-centre location.

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