

Charming 2-Bed Home with Garage & Garden in the Heart of Callac

EXCLUSIVE



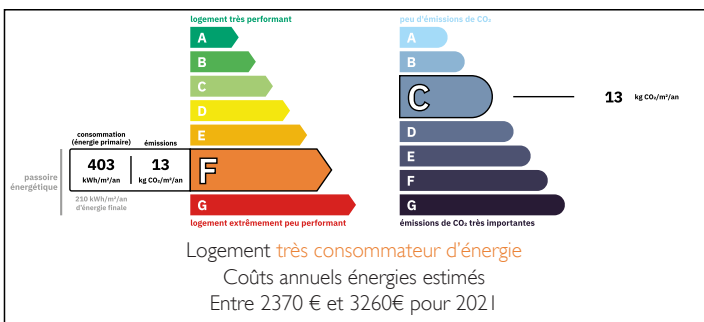
INFORMATION

Town:	Callac
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	158 m2

IN BRIEF

Well-located 2-bedroom house with office, garage, and rear garden, within walking distance of amenities in the popular town of Callac (22160). Connected to mains drainage.

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

Situated in the lively and well-served town of Callac (22160), this charming 2-bedroom home offers comfortable living with the added benefit of a garage, utility room, and a private garden to the rear.

The ground floor opens into a welcoming dining room featuring a pellet burner, creating a cosy and efficient heating source. This space leads through to a comfortable lounge, ideal for relaxing or entertaining. To the rear of the property, you will find a kitchen along with a practical shower room.

Upstairs, the property offers two good-sized double bedrooms as well as a separate office, perfect for working from home or additional occasional sleeping space.

Adjoining the house is a useful utility room and a garage, providing excellent storage, workshop potential, or secure parking.

To the rear, the garden offers a spacious outdoor space to enjoy, with room for seating, gardening, or simply relaxing.

The property is connected to mains drainage, adding to its practicality and ease of maintenance.

Callac is a vibrant small town in central Brittany, known for its friendly community and excellent range of amenities including supermarkets, boulangeries, cafés, restaurants, schools, a weekly market, and medical services. Surrounded by beautiful countryside, it's ideal for walking, cycling, and enjoying the Breton lifestyle, while still being within easy reach of larger towns such as Carhaix and Guingamp. The coast is also accessible within around an hour, making this a great base for exploring the region.

This property would suit a variety of buyers, whether as a permanent residence,...

LOCAL TAXES

Taxe habitation: EUR

NOTES