

Beautiful 4 bedroom Neo breton house only a stones throw from a stunning lake and amenities.

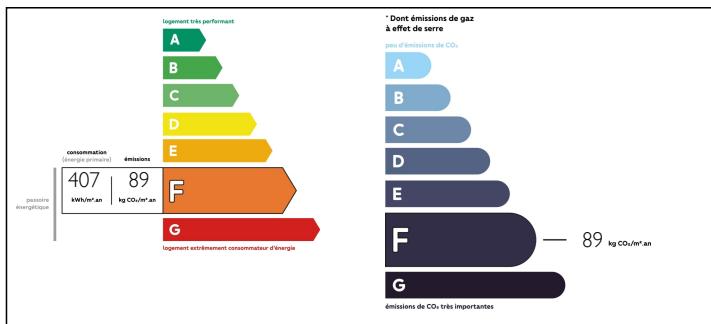


## INFORMATION

Town:	Callac
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	84 m2
Plot Size:	764 m2



## 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

The ground floor welcomes you with a spacious hallway, cozy lounge, providing a welcoming space to relax and entertain. The adjacent kitchen is well-appointed. A convenient bedroom on this level adds to the flexibility of the floor plan.

Ascending the staircase to the upper level reveals three generously sized double bedrooms, providing ample accommodation for the entire family or visiting guests. A well-appointed shower room completes this level, ensuring comfort and convenience for daily routines.

One of the highlights of this property is its proximity to the popular lake in Callac, just a stone's throw away. Residents can enjoy leisurely walks, invigorating exercise sessions, or peaceful fishing outings amidst the serene natural surroundings.

## NOTES

Adding to the appeal, the basement of the house features a garage and utility room, providing additional storage space and practical amenities for modern living.

Overall, this Neo Breton house offers a wonderful opportunity to embrace the essence of countryside living in the heart of Callac. With its spacious interior, convenient layout, and proximity to outdoor amenities, it presents an ideal retreat for those seeking a harmonious balance of comfort and nature.

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