

Spacious house within walking distance of Callac.



INFORMATION

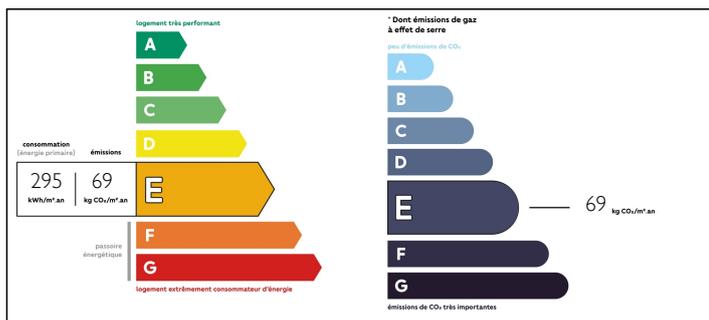
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|-------------|---------------|
| Town: | Callac |
| Department: | Côtes-d'Armor |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 106 m2 |
| Plot Size: | 1115 m2 |

IN BRIEF

This lovely home has lots to offer. It is close to the town of Callac and also near lots of walks in the countryside. 3 bedrooms, 2 bathrooms, garage, workshop, laundry room and much more.....



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

Entrance into fully enclosed garden, parking and garage.

Entrance to house via stairs and balcony.

Ground floor,

Hallway

Well equipped kitchen with island and lots of cupboard space. 13m²

Bedroom 1: 12m²

Large living room 30m² with wood-burner

Bathroom 7m²,

Access to garage.

1st floor

Large landing with workstation approx 16m²

Bedroom 2: Currently being used as a workroom 12m²

Bedroom 3: With walk-in dressing room. 14m²

Shower room: with large modern shower, heated towel rack, vanity unit and WC, 7m²

Basement

Summer kitchen/laundry room/utility room. 12m²

Workshop. 18m²

Garage. 43m².

Additional information: Electric awning, shutters on all downstairs windows. Wood-burner and oil fueled heating.

All measurements are approximate.

Outside

Enclosed large south-facing garden with wooden decking and covered BBQ area.

Fruit trees include apple, plum and peach.

LOCAL TAXES

Taxe foncière:

640 EUR

NOTES