

Beautifully renovated 6-bedroom town house with garden, terrace & garage with electric vehicle charging point.

EXCLUSIVE



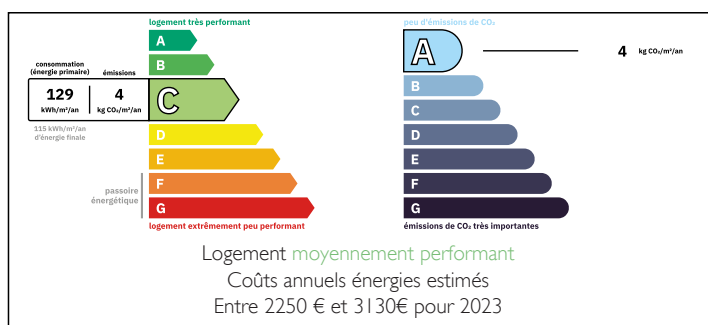
INFORMATION

Town:	Callac
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	197 m2
Plot Size:	98 m2

IN BRIEF

Beautifully renovated and deceptively spacious, this elegant 6-bedroom town house offers 201m² of versatile living space set over three floors. Combining modern comfort with character, the property features a bright fitted kitchen, generous living areas, and multiple bedrooms ideal for family life or home working. The standout top-floor suite includes a dressing room and private en-suite. Outside, enjoy a fully enclosed garden and a superb 35m² terrace, perfect for entertaining. A large garage with electric vehicle charging point completes the package. Enhanced by exterior insulation and an eco-friendly heating system using a heat pump and automatically fed pellet stove central heating, this home delivers both efficiency and comfort.

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

Beautifully Renovated 6-Bedroom Town House with Garden, Terrace & Garage – 201m² Habitable Space
This superbly renovated town house offers generous living space across three floors, combining modern comfort with practical family living. Situated in a desirable setting, the property benefits from an enclosed rear garden, a large terrace, and an impressive garage with electric vehicle charging point.

Ground Floor (61m²):

The property opens into a welcoming entrance hall leading to two spacious bedrooms, one of which benefits from direct access to a private en-suite shower room with WC. A further office room provides an ideal workspace and opens onto the garden, creating a seamless connection between indoor and outdoor living.

First Floor (76m²):

A bright landing leads to a fully fitted and equipped kitchen with dining area, perfect for entertaining. The comfortable living room offers a relaxing space, complemented by two additional bedrooms (currently used as sewing room and office). A family bathroom and separate WC complete this level.

Second Floor (64m²):

The top floor is dedicated to a stunning principal suite, featuring a large bedroom with generous floor area, a dressing room, and a private en-suite shower room with WC. This level offers both privacy and space, ideal as a master retreat.

Exterior & Additional Features:

- Enclosed rear garden
- Spacious 35m² terrace, ideal for outdoor dining
- Large garage (49.2m²) with 3.2m ceiling height
- Electric vehicle charging point
- Exterior insulation
- Ecological central heating system combining heat pump and automatically fed pellet stove for efficient, comfortable living

NOTES