

Superb, historic and elegant five-bedroom manoir near Callac - with stone tower, gardens and swimming pool.

EXCLUSIVE



INFORMATION

Town:	Saint-Servais
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	209 m2
Plot Size:	1274 m2

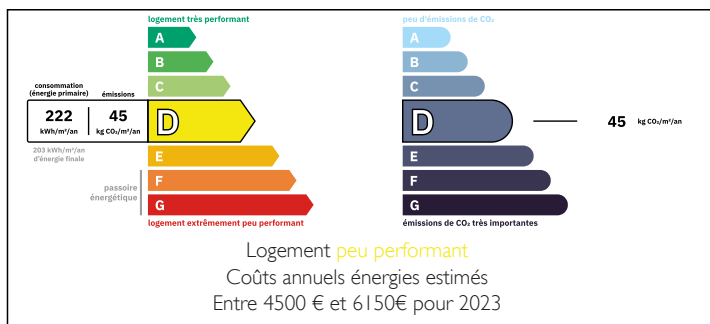
IN BRIEF

A rare and elegantly presented five-bedroom manoir near Callac - featuring a striking and historic stone tower, impressive two-story stone staircase, a spacious designer kitchen, superb living room, a very large master bedroom, beautiful landscaped gardens and a private pool - true luxury finish throughout.

Set in a quiet and picturesque village just minutes from the lively town of Callac, this exceptional property combines timeless elegance with unbeatable lifestyle appeal. Close to shops, restaurants, and the weekly market.

The area is a favorite among nature lovers and second-home buyers alike, with scenic walking trails, fishing lakes, and the breathtaking Pink Granite Coast all within easy reach. Whether you're looking for a luxurious permanent residence or a high-end holiday escape, this exceptional Manoir delivers charm, comfort, and prime location in one rare and

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Step into timeless elegance with this exceptional 5-bedroom manoir nestled in the peaceful hamlet of Saint-Servais, near Callac. This character-filled residence spans over 209m² of habitable space, seamlessly blending historic charm with modern comfort — crowned by a magnificent two-story granite tower, a rare architectural feature that gives this home its stately presence.

Ground Floor:

The home welcomes you through a charming entry hall (2.32m²), leading into a generous 41.42m² kitchen, perfect for entertaining with its blend of rustic character and modern fittings. The 33.75m² living room is warm and inviting, ideal for relaxing evenings or hosting guests. A practical WC (1.40m²) and wine cave (2.11m²) offer everyday convenience, while stairway landings (7.69m²) provide elegant flow between floors.

First Floor:

At the heart of the manoir is a 7.27m² landing, leading to three well-appointed bedrooms:

Bedroom 1 (14.96m²)

Bedroom 2 (7.95m²)

A stunning principal suite (31.94m²)

Also on this level is a luxury bathroom (12.00m²), tastefully designed with high-end finishes and plenty of natural light.

Second Floor:

A cozy landing (5.11m²) gives access to the upper-level tower rooms, including:

Library (12.87m²) – an atmospheric retreat perfect for reading or working