

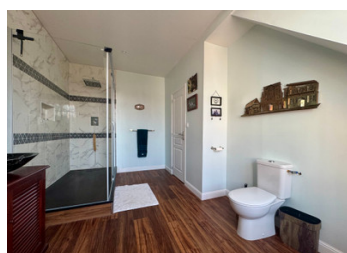
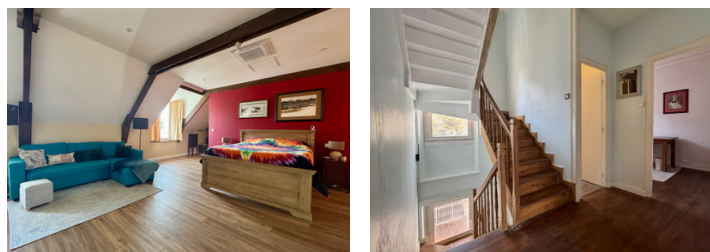
Beautifully renovated 6-bedroom town house with garden, terrace & garage with electric vehicle charging point.

EXCLUSIVE



## INFORMATION

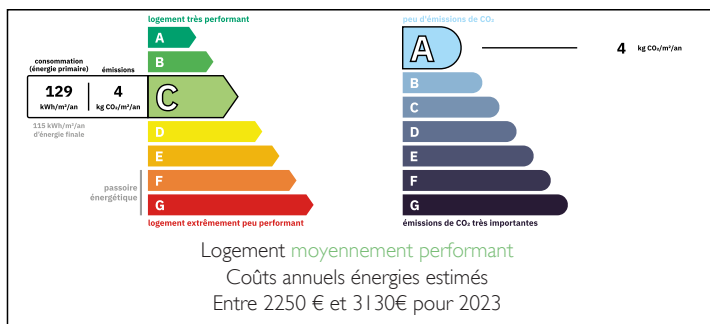
|             |                    |
|-------------|--------------------|
| Town:       | Callac             |
| Department: | Côtes-d'Armor      |
| Bed:        | 5                  |
| Bath:       | 3                  |
| Floor:      | 197 m <sup>2</sup> |
| Plot Size:  | 98 m <sup>2</sup>  |



## IN BRIEF

Beautifully renovated and deceptively spacious, this elegant 6-bedroom town house offers 201m<sup>2</sup> 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 35m<sup>2</sup> 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



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

Beautifully Renovated 6-Bedroom Town House with Garden, Terrace & Garage – 201m<sup>2</sup> 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 (61m<sup>2</sup>):

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 (76m<sup>2</sup>):

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 (64m<sup>2</sup>):

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 35m<sup>2</sup> terrace, ideal for outdoor dining
- Large garage (49.2m<sup>2</sup>) 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