

## Spacious 4-bedroom house with garages, garden and workshop potential in Callac (22160)

EXCLUSIVE



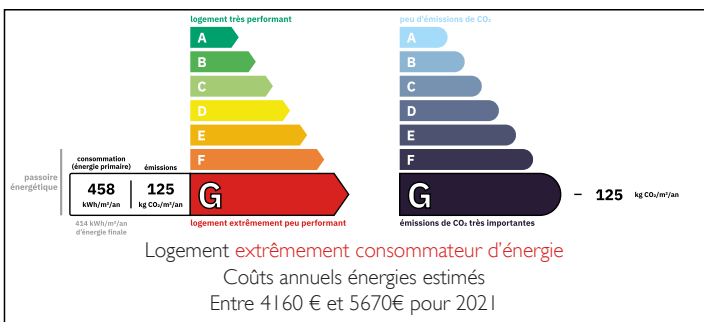
## INFORMATION

Town:	Callac
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	80 m <sup>2</sup>
Plot Size:	577 m <sup>2</sup>

## IN BRIEF

Spacious and versatile 4-bedroom village house set over three levels, featuring large garages with mechanic's pit, bright living accommodation, conservatory, and a lovely garden with well – benefitting from double glazing and mains drainage, and ideally located in the heart of Callac within walking distance of shops, amenities and the train station.

## 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

Situated in the charming town of Callac, this versatile 4-bedroom property is set over three levels and offers generous living space, practical outbuildings, and excellent potential for home working or hobby use.

On the ground floor, the property features two large garages, one equipped with a mechanic's pit—ideal for car enthusiasts or those needing workshop space. There are also several utility and storage rooms, providing plenty of practical space.

The first floor offers comfortable living accommodation, with an entrance leading into a well-proportioned kitchen, a bright lounge opening into a conservatory, and two spacious double bedrooms with shower room.

Upstairs, you will find two further double bedrooms and a family bathroom, making this an ideal home for families or those seeking extra space.

Outside, the property benefits from a pleasant garden, complete with a shed that could be used for storage or converted into a summer house. A well is also present on the property, adding character and practicality.

The house is connected to mains drainage.

This is a great opportunity to acquire a spacious and flexible home in a peaceful Breton setting, with plenty of potential for personalisation.

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

## NOTES