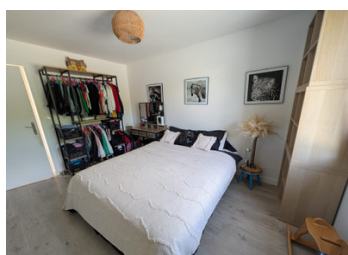
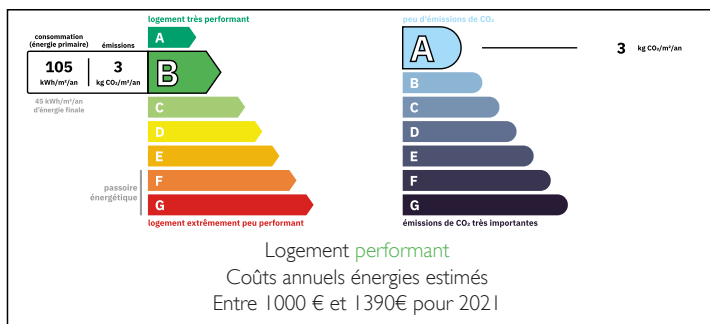


Modern 4 Bedroom Single-Storey Home in Village Location. DPE - B, perfect condition. Built in 2013

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Calanhel
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	118 m²
Plot Size:	1814 m²

IN BRIEF

A beautifully presented modern home built in 2013, offering spacious and comfortable single-storey living in a peaceful village setting. Set within a generous 1800m² garden, including a section with potential for further construction (subject to planning permission), this property offers both privacy and exciting future possibilities.

With four bedrooms plus an office/single bedroom, this home is ideal for families, those looking to work from home, or anyone seeking a practical and accessible layout without the need for stairs.

The bright and welcoming open-plan kitchen, dining and living area creates a wonderful central space for everyday living and entertaining. The property benefits from excellent energy efficiency with a B energy rating, high levels of insulation, and an economical air-source heat pump system providing underfloor heating throughout.

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

Situated in a peaceful village location, this modern home built in 2013 offers the perfect combination of comfort, energy efficiency, and future potential. Set within approximately 1800m² of land with potential for further building, this property provides a rare opportunity for those looking for space, privacy, and the possibility of future development (subject to the necessary planning permissions).

Located in a quiet and welcoming village, the property benefits from a countryside atmosphere while remaining within easy reach of local amenities and nearby towns. The village offers a peaceful quality of life, ideal for those seeking a slower pace while still having access to everyday conveniences.

The property has been designed for easy living, with all accommodation arranged on one level. The spacious open-plan living area combines a comfortable lounge, dining space, and modern kitchen, creating a bright and sociable heart of the home, perfect for family life and entertaining.

The accommodation comprises four bedrooms, providing plenty of space for family, guests, or a home office, together with an additional office/single room, a shower room, and WC.

Built with modern standards in mind, the house benefits from excellent insulation, an energy rating of B, and an efficient air-source heat pump system providing underfloor heating, ensuring comfort throughout the year while helping to keep running costs low.

A major advantage of this property is the large attic space of approximately 120m², which is currently unused but offers considerable potential for conversion, subject to the necessary permissions. This provides an exciting opportunity...

NOTES