

635 m plot of serviced land in the centre of the village.



## INFORMATION

Town:	Loyat
Department:	Morbihan
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	635 m2

## IN BRIEF

This superb 635 m<sup>2</sup> plot of serviced land is ideally located in Loyat, just a few minutes from Ploërmel and the legendary Brocéliande forest.

Features :

Surface area: 635 m<sup>2</sup>

Serviced plot: water, electricity, telecoms nearby.

Location : Commune of Loyat, peaceful, green setting

In the immediate vicinity of Ploërmel (5 minutes by car) and the Brocéliande forest, offering numerous outdoor activities and walks.

Nearby amenities: shops, schools, transport, etc.

Fast access to the RN24, linking Rennes and Lorient  
This plot of land is an ideal opportunity to build your own home in a peaceful environment, close to both nature and essential services. Loyat is a dynamic commune that combines rural charm with proximity to larger towns such as Ploërmel.



## ENERGY - DPE

DPE not required.

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

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES