

Sector Ploermel- house and outbuilding to renovate on a plot of 2099 m . Commercial potential.



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Loyat    |
| Department: | Morbihan |
| Bed:        | 3        |
| Bath:       | 1        |
| Floor:      | 65 m2    |
| Plot Size:  | 2100 m2  |

## IN BRIEF

In the heart of Brittany, 1 hour from Vannes, 1 hour from Rennes, 1 hour from Lorient, and 40 minutes from Pontivy. A rural property comprising a semi-detached house and a barn to renovate, set on 2099m<sup>2</sup> of enclosed, wooded land.

The house has three bedrooms.

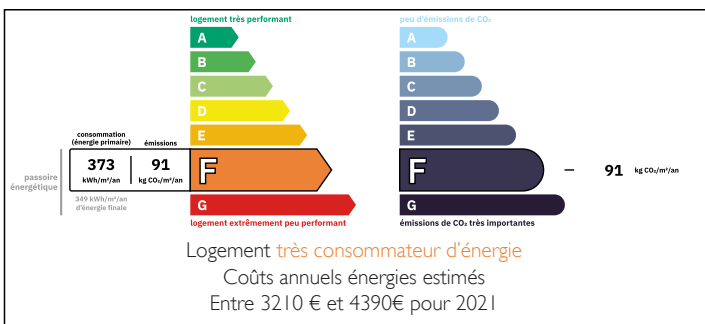
On the ground floor, there is an entrance hall, a living room, a veranda, a kitchen, a bedroom, a bathroom, and a toilet.

Upstairs, there are two bedrooms, each with a toilet and sink.

The outbuilding, which requires renovation, consists of a ground floor and an attic. It could be converted into an artist's or craftsman's studio, accommodation, or storage space.

This property is perfect for a first-time buyer, a business investment, or a holiday home.

## 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

Character Property with Renovation Potential – Heart of Brittany

Located in the heart of Brittany, this character property sits in a quiet and peaceful hamlet, just 15 minutes from Ploërmel and 20 minutes from the medieval town of Josselin.

The property benefits from a strategic location close to the Rennes–Vannes–Lorient road links, making it easily accessible while enjoying a rural setting.

### Location & Lifestyle

Set in a peaceful rural hamlet, the property offers tranquillity, open countryside, and beautiful walking routes.

Enclosed plot of 2,099 m<sup>2</sup> with well

Two buildings with separation and gîte potential

Gas central heating and boiler

Strong renovation and investment potential

This attractive property complex comprises a semi-detached main house and a separate barn/workshop to renovate, set on a fenced and mature plot of 2,099 m<sup>2</sup>, complete with a private well. The two buildings can be separated, with the possibility of creating Two plots.

The outbuilding may benefit from its own enclosed private garden, ideal for a gîte or rental project.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

### Main House

The main house offers comfortable accommodation but would benefit from updating and modernisation, allowing buyers to create a home to their own taste.

Ground floor:

Veranda-style entrance

Living room (approx. 15 m<sup>2</sup>)

Separate kitchen (approx. 13 m<sup>2</sup>)

One bedroom (approx. 10 m<sup>2</sup>)

Shower room and separate WC

Additional veranda, providing good natural light orientate to the close garden.

First floor:

Two bedrooms, each approximately 10 m<sup>2</sup>

Double glazing on the upper floor