

House comprising 1 kitchen, 1 lounge, 3 bedrooms, WC, bathroom, 1 outbuilding on 2099 m of land.



## INFORMATION

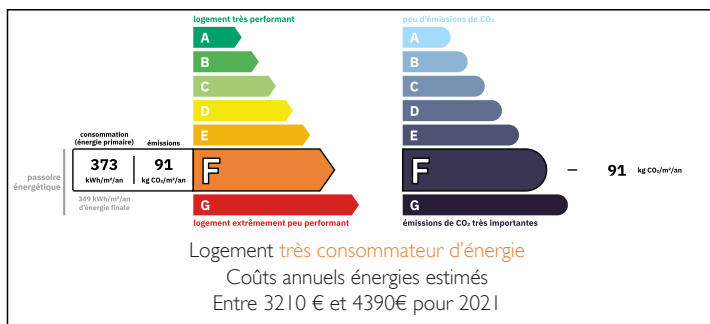
Town:	Loyat
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	65 m2
Plot Size:	2100 m2



## IN BRIEF

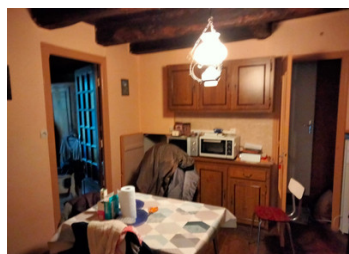
Situated in the heart of Brittany, this charming house offers great potential for renovation. It comprises three bedrooms, a kitchen, a bathroom and a lounge. Nestled in a peaceful village in the Loyalist countryside, it promises tranquillity as well as lovely local walks. Although in need of some refurbishment, this property is full of possibilities for comfortable living and, why not, entertaining thanks to its outbuilding for renovation.

## 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

This house is located in the heart of Brittany, 1 hour from Vannes, 1 hour from Rennes, 1 hour from Lorient and 40 minutes from Pontivy. It still needs to be freshened up, but there is plenty of potential for renovation.

The grounds are quiet and wooded.

Please contact me for more information.

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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