

Neo -Breton house on full basement with 4 bedrooms, a bathroom, an attic and a land.

EXCLUSIVE



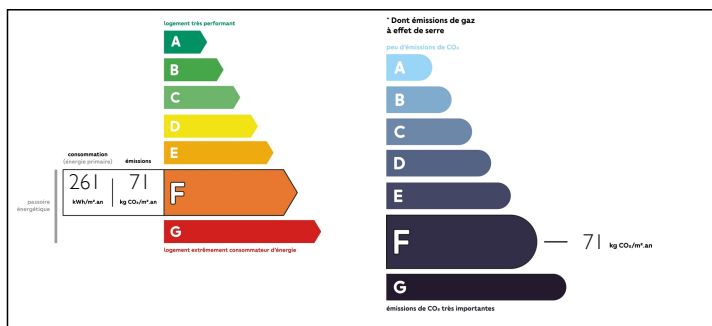
INFORMATION

Town:	Loyat
Department:	Morbihan
Bed:	4
Bath:	1
Floor:	132 m2
Plot Size:	1151 m2

IN BRIEF

At the gateway to Brocéliande, this house faces south. On a 1900 m² plot, close to all amenities. Near Ploërmel, you are halfway between Rennes and Vannes. The house is in a non-trafficked street and is fully fenced in.

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

Neo Breton house on full basement. It's a quiet spot, not far from the village.

The property includes :

One floor with :

- a kitchen
- a dining room/living room with a fireplace
- a bathroom
- wc

A bedroom and an office space/bedroom

On the upper floor,

- two bedrooms
- wc
- a dressing room
- a convertible attic

The house is built on a plot of 1150 m².

It is connected to the town's public sewerage system.

LOCAL TAXES

Taxe foncière: 799 EUR

Taxe habitation: 829 EUR

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

NOTES