

256m house with 9 bedrooms, 4 bathrooms, 1 living room, 1 kitchen and 1 outbuilding.

## EXCLUSIVE



## INFORMATION

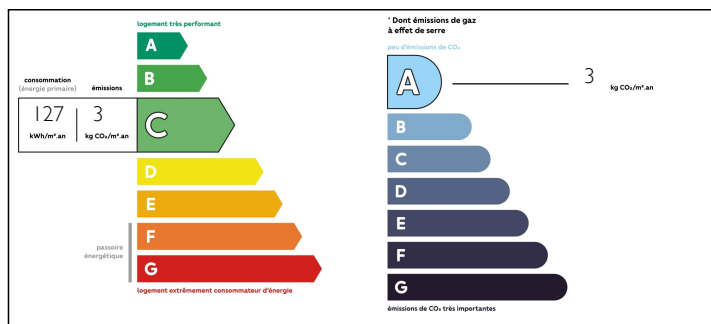
Town:	Loyat
Department:	Morbihan
Bed:	9
Bath:	4
Floor:	256 m2
Plot Size:	2131 m2

## IN BRIEF

The manor house is set in the heart of the Breton countryside, in a small hamlet just 5 minutes' drive from the nearest village. The main roads to Vannes and Rennes are only 15 minutes away by car. The north and south coasts are 1 hour away, Rennes 1 hour, Vannes and Dinan 45 minutes. The manor house has 9 bedrooms, 4 bathrooms and a very large period kitchen and living room.



## 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

Come and put down your bags in this large, perfectly renovated house in the heart of the Breton countryside, less than an hour from the major towns and the north and south beaches and 15 minutes from the Brocéliande forest and its many legends; The nearby Lac au Duc is ideal for fishing. The golf course is available all year round, close to the Voie Verte.

The manor house has 3 levels with bedrooms and bathrooms on each floor.

The property includes a 60 m<sup>2</sup> outbuilding that could be converted into a gîte;

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

## NOTES