



## Country House with Outbuilding



### Agent Info

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### Listing details

Property for:	Sale
Price:	USD 116,709.26

### Location

Country:	France
State/Region/Province:	Brittany
City:	Loyat
ZIP code:	56800
Posted:	Feb 17, 2025

### Description:

**REDUCED in Price - Have you watched the video yet? - House for sale in the countryside not far from the village of Loyat, comprising:**

- Ground floor: Kitchen, living room, lounge, conservatory, WC & Shower room.

- Upstairs: large landing, WC, one bedroom & sink and cupboard.

Semi-detached on one side.

Courtyard, private garden, all covering a little over 2000 m2.

Large stone outbuilding including garage and tool shed on garden enclosed by hedges.

Drainage to be redone.

Less than 5 minutes by car from the towns with shops of Loyat and Guilliers.



Gas heating.

Agency fees including VAT at the buyer's expense.

Further information:

Number of room(s) : 5

Number of bedroom(s) : 2

Habitable area : 65,00 m<sup>2</sup>

Lounge size : 15 m<sup>2</sup>

Ground area : 2 099 m<sup>2</sup>

Heating : Gas

Garden : Yes.

The department of Morbihan in the south-eastern part of Brittany has a coastal area offering a micro-climate, the Morbihan Gulf on the south coast; where you will find the ancient town of Vannes. Morbihan is bordered by Cotes-d'Armor to the north, Ille -et-Vilaine to the east, Pays de la Loire to the southeast and Finistere to the west.

Morbihan's main activities are agriculture, fishing and tourism. Oysters are cultivated in the Gulf of Morbihan. Tourism is popular along the Morbihan coastline and in the medieval towns and villages dotted around the countryside. Carnac is the French version of Stonehenge with stones laid in concentric circles by an ancient people.

These Megaliths and Dolmens and Menhirs are believed to have been placed there between 3500 and 1800 B.C and you see their symbols everywhere. Attractive Property in the area is easy to find with lovely Farmhouses, Water mills and sleepy Cottages in abundance.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard



commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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Condition: Good

### Common

Bedrooms: 2  
Bathrooms: 2  
Lot Size: 2099 sq m

### Utility details

Heating: Yes

### Lease terms

Date Available:

### Additional information

Virtual tour URL: <https://www.youtube.com/embed/Gkg5I-9Z-kQ>

### Contact information

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