



## Houses for sale - 5 rooms - 123 m2 - RUFFIAC - (56140)



### Agenten-Info

Name:	Linda Monks
Name der Firma:	D-Habitat L'Agence
Firma:	Immobiliere
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Dienstleistung:	
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Immobilie:	
Telefon:	+33 (297) 671-793
Sprachen:	English, French
Webseite:	<a href="https://www.propertyforsaleinbrittany.co.uk">https://www.propertyforsaleinbrittany.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 247,605.99

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Bretagne
Stadt:	Ruffiac
Postleitzahl:	56140
Veröffentlicht:	21.05.2025

### Beschreibung:

In a small hamlet located 5 minutes from the local village of Ruffiac (halfway between MALESTROIT and LA GACILLY), lovely farmhouse for sale featuring two dwellings.

the 1st includes a lounge with a fireplace and insert, a fitted kitchen area, a toilet, a bathroom, a pantry, and a laundry room; upstairs, large hallway, two bedrooms, a bathroom and WC,

the 2nd house, used as a gite, includes a lounge with a kitchen area, upstairs, a bedroom, a toilet and a bathroom. Garage as outbuilding. Seperate water and electricity meters in place for the gite. Enclosed garden of 719 m2. (5.50 % fees incl. VAT at the buyer's expense.)

### Further informations

Number of room(s) : 5  
Number of bedroom(s) : 3  
Habitable area : 123,00 m2



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Price : 211 000 € HAI  
including 5,50 % of fees, at the expense of the purchaser  
Ground area : 719 m<sup>2</sup>  
Number of bathroom(s) : 1  
Heating : Électrique  
Price excluding fees : 200 000 €  
Reference : 11655M

## Allgemein

Schlafzimmer: 3  
Badezimmer: 2  
Fertige m<sup>2</sup>: 12300 m<sup>2</sup>  
Grundstücksgröße: 719 m<sup>2</sup>

## Zimmerdetails

Zimmer insgesamt: 5  
Innenausstattung: Fitted kitchen

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der virtuellen Tour: <https://www.youtube.com/@bpsimmobilier3605>

## Kontaktinformation

IMLIX ID: IX6.923.543

