



## Houses for sale - 5 rooms - 123 m<sup>2</sup> - RUFFIAC - (56140)



### Στοιχεία μεσίτη

Όνομα:	Linda Monks
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Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Site:	<a href="https://www.propertyforsaleinbrittany.co.uk">https://www.propertyforsaleinbrittany.co.uk</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 246,847.19

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Brittany
Πόλη:	Ruffiac
Ταχυδρομικός κωδικός:	56140
Δημοσιεύθηκε:	21/05/2025

### Περιγραφή:

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 m<sup>2</sup>. (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 m<sup>2</sup>



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

## Κοινά

Κρεβατοκάμαρες: 3  
Μπάνια: 2  
Τελειωμένα τετραγωνικά  
πόδια: 12300 τ.μ  
Μέγεθος αυλής: 719 τ.μ

## Room details

Total rooms: 5  
Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://www.youtube.com/@bpsimmobilier3605>

## Contact information

IMLIX ID: IX6.923.543

