



## Pleasantly situated on landscaped grounds for sale - 5 rooms - 104 m2 - RUFFiAC - (56140), 237,375.00 €

### Info Agente

|                   |   |
|-------------------|---|
| Nombre:           | Linda Monks   |
| Nombre empresa:   | D-Habitat L'Agence  |
| País:             | Francia   |
| Experience since: |   |
| Tipo de servicio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Teléfono:         | +33 (297) 671-793   |
| Languages:        | English, French   |
| Sitio web:        | <a href="https://www.propertyforsaleinbrittany.co.uk">https://www.propertyforsaleinbrittany.co.uk</a> |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 278,089.17 |

### Ubicación

|                          |            |
|--------------------------|------------|
| País:                    | Francia    |
| Estado/Región/Provincia: | Bretaña    |
| Ciudad:                  | Ruffiac    |
| Código postal:           | 56140      |
| Publicado:               | 13/05/2026 |

### Descripción:

Pleasantly situated on landscaped grounds in the heart of Ruffiac (midway between Malesstroit and La Gacilly), this charming detached house, built in 2008, is for sale. The ground floor comprises an entrance hall, a fitted kitchen opening onto a living/dining room, a bedroom, a shower room, and a WC. Upstairs, there is a large landing suitable for use as an office, two bedrooms, a family bathroom, and a WC. A garage is attached. The property sits on a beautiful 1608 m2 plot, which is buildable and could be subdivided. Viewing highly recommended! (5.50 % fees incl. VAT at the buyer's expense.)

### Further informations

Number of room(s) : 5

Number of bedroom(s) : 3

Habitable area : 104,00 m2



Lounge size : 35 m<sup>2</sup>

Price : 237 375 € HAI

including 5,50 % of fees, at the expense of the purchaser

Ground area : 1 608 m<sup>2</sup>

Number of bathroom(s) : 1

Heating : Électrique

Garden : Yes

Price excluding fees : 225 000 €

Reference : 11984M

## Común

|                            |                     |
|----------------------------|---------------------|
| Dormitorios:               | 3                   |
| Baños:                     | 2                   |
| Pies cuadrados terminados: | 104 m <sup>2</sup>  |
| Tamaño del lote:           | 1608 m <sup>2</sup> |

## Room details

|                  |                |
|------------------|----------------|
| Indoor Features: | Fitted kitchen |
|------------------|----------------|

## Building details

|                    |   |
|--------------------|---|
| Number of Garages: | 1 |
|--------------------|---|

## Lease terms

Date Available:

