



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



Information de l'agent

Nom:	Linda Monks
Nom de compagnie:	D-Habitat L'Agence Immobiliere
Pays:	France
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (297) 671-793
Languages:	English, French
Site web:	https://www.propertyforsaleinbrittany.co.uk

Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 211,000

Location

Pays:	France
État/Région/Province:	Bretagne
Ville:	Ruffiac
Indicatif régional:	56140
Soumis:	21/05/2025

Description:

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



Price : 211 000 € HAI
including 5,50 % of fees, at the expense of the purchaser
Ground area : 719 m²
Number of bathroom(s) : 1
Heating : Électrique
Price excluding fees : 200 000 €
Reference : 11655M

Commun

Chambres: 3
Salle de bains: 2
Pied carré fini: 12300 m²
Dimesions du lot: 719 m²

Room details

Total rooms: 5
Indoor Features: Fitted kitchen

Lease terms

Date Available:

Information additionnelle

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

Contact information

IMLIX ID: IX6.923.543

