



## Houses for sale - 6 rooms - 133 m2 - RUFFIAC - (56140)



### Agent Info

|                      |                                                                                                       |
|----------------------|-------------------------------------------------------------------------------------------------------|
| Naam:                | Linda Monks                                                                                           |
| Bedrijfsnaam:        | D-Habitat L'Agence<br>Immobiliere                                                                     |
| Mistlampen:          | France                                                                                                |
| Experience<br>since: |                                                                                                       |
| Service Type:        | Selling a Property                                                                                    |
| Specialties:         |                                                                                                       |
| Property Type:       | Apartments, Houses                                                                                    |
| Telefoon:            | +33 (297) 671-793                                                                                     |
| Languages:           | English, French                                                                                       |
| Website:             | <a href="https://www.propertyforsaleinbrittany.co.uk">https://www.propertyforsaleinbrittany.co.uk</a> |

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 244,296.47 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Brittany   |
| Plaats:                     | Ruffiac    |
| Postcode:                   | 56140      |
| Geplaatst:                  | 10-10-2025 |
| Omschrijving:               |            |

Pretty house full of charm for sale, located less than 5 minutes by car from MALESTROIT. It consists of a bright reception room, a fitted kitchen, a dining room (or a bedroom), a pantry, a shower room, a WC, and a workshop/laundry room with attic; the first floor offers three bedrooms, a study, a bathroom, and a WC. Bright house in good condition. Compliant septic tank system in place. Pretty enclosed garden of approx. 654 m2. It will enchant you!! (5.50 % fees incl. VAT at the buyer's expense.)

### Further informations

Number of room(s) : 6  
Number of bedroom(s) : 3  
Habitable area : 133,00 m2  
Lounge size : 31 m2  
Price : 211 000 € HAI  
including 5,50 % of fees, at the expense of the purchaser  
Ground area : 654 m2  
Number of bathroom(s) : 1



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Heating : Bois + electrique  
Garden : Yes  
Price excluding fees : 200 000 €  
Reference : 11876M  
Conditie:

Good

## Algemeen

Slaapkamers: 3  
Badkamers: 2  
Afgewerkte vierkante meter: 13300 m<sup>2</sup>  
Lot Afmeting: 654 m<sup>2</sup>

## Room details

Total rooms: 6  
Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Additionele informatie

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

## Contact information

IMLIX ID: IX7.684.605

