



## Pleasantly situated on landscaped grounds for sale - 5 rooms - 104 m<sup>2</sup> - RUFFiAC - (56140), 237,375.00 €

### Agent Info

Naam:	Linda Monks
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Mistlampen:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Website:	<a href="https://www.propertyforsaleinbrittany.co.uk">https://www.propertyforsaleinbrittany.co.uk</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 278,089.17

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Brittany
Plaats:	Ruffiac
Postcode:	56140
Geplaatst:	13-05-2026

### Omschrijving:

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 m<sup>2</sup> 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 m<sup>2</sup>

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

## Algemeen

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	104 m <sup>2</sup>
Lot Afmeting:	1608 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
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## Building details

Number of Garages:	1
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## Lease terms

Date Available:

