



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



### Agent Info

Name:	Linda Monks
Company Name:	D-Habitat L'Agence
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Country:	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>

### Listing details

Property for:	Sale
Price:	USD 247,605.99

### Location

Country:	France
State/Region/Province:	Brittany
City:	Ruffiac
ZIP code:	56140
Posted:	May 21, 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. Separate 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 m<sup>2</sup>

Number of bathroom(s) : 1

Heating : Électrique

Price excluding fees : 200 000 €

Reference : 11655M

## Common

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	12300 sq m
Lot Size:	719 sq m

## Room details

Total rooms:	5
Indoor Features:	Fitted kitchen

## Lease terms

Date Available:

## Additional information

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

## Contact information

IMLIX ID: IX6.923.543

