



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

Agent Info

Name: Linda Monks
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Service Type: Selling a Property
Specialties:
Property Type: Apartments, Houses
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Languages: English, French
Website: <https://www.propertyforsaleinbrittany.co.uk>

Listing details

Property for: Sale
Price: USD 278,089.17

Location

Country: France
State/Region/Province: Brittany
City: Ruffiac
ZIP code: 56140
Posted: May 13, 2026

Description:

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 m²



Price : 237 375 € HAI

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

Ground area : 1 608 m²

Number of bathroom(s) : 1

Heating : Électrique

Garden : Yes

Price excluding fees : 225 000 €

Reference : 11984M

Common

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	104 sq m
Lot Size:	1608 sq m

Room details

Indoor Features:	Fitted kitchen
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Building details

Number of Garages:	1
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Lease terms

Date Available:

