



## Houses for sale - 5 rooms - 123 m<sup>2</sup> - RUFFiAC - (56140), 211,000.00 €

### Informações do Revendedor

|                   |   |
|-------------------|---|
| Name:             | Linda Monks   |
| Nome da Empresa:  | D-Habitat L'Agence  |
| País:             | França  |
| Experience since: |   |
| Tipo de Serviço:  | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Telephone:        | +33 (297) 671-793   |
| Languages:        | English, French   |
| Website:          | <a href="https://www.propertyforsaleinbrittany.co.uk">https://www.propertyforsaleinbrittany.co.uk</a> |

### Detalhes do anúncio

|               |                |
|---------------|----------------|
| Imóveis para: | Venda          |
| Preço:        | USD 247,605.99 |

### Localização

|                        |            |
|------------------------|------------|
| Country:               | França     |
| State/Region/Province: | Bretanha   |
| Cidade:                | Ruffiac    |
| CEP:                   | 56140      |
| Adicionado:            | 25/11/2025 |

#### Informação adicional:

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 m<sup>2</sup>. (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 m<sup>2</sup>



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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

## Comum

Quartos de dormir: 3  
Banheiro: 2  
Pés quadrados acabados: 3 m<sup>2</sup>  
Tamanho do lote: 719 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Building details

Number of Garages: 1

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.938.034

