LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46692NWA56 Price: 355 100 EUR

agency fees included: 6 % TTC to be paid by the buyer (335 000 EUR without fees)

UNDER OFFER Property with outbuilding and enclosed garden. 8 rooms, 5 bedrooms,barn,commercial potential

EXCLUSIVE







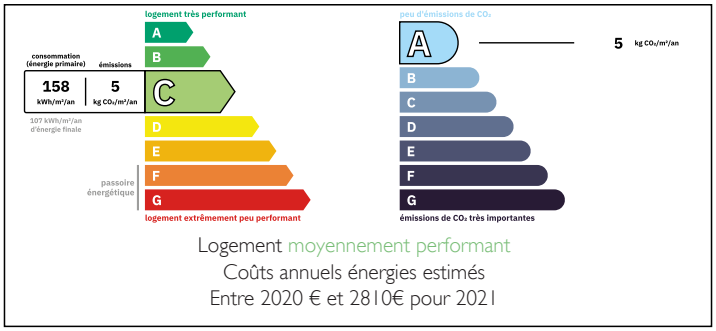








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2020 € et 2810€ pour 2021

INFORMATION

Town:	Ruffiac
Department:	Morbihan
Bed:	5
Bath:	3
Floor:	173 m2
Plot Size:	5510 m2

IN BRIEF

Rennes/Vannes/Redon area.
Between the countryside and the coast.
An exceptional, single-story contemporary property (170 m²) ideally located at the edge of a village, with shops and amenities within walking distance.
Impeccably maintained, it features a spacious, light-filled living area, a kitchen with a utility room, 5 bedrooms, including a master suite with a shower room; a bathroom with a bathtub; a shower room; and a garage.
High-quality features include underfloor heating via heat pump, a wood-burning stove, tasteful contemporary décor, and mains drainage; the property is move-in ready with no work required.
A large outbuilding offers space for a craft business, workshop, classic car collection, recreational aircraft, or storage.
A second outbuilding offers great potential for conversion (into apartments, workshops, offices, etc.).

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière: **776 EUR**

NOTES

DESCRIPTION

Exceptional contemporary property – Single-level living, impressive spaciousness, and versatile outbuildings

Located on the Rennes-Vannes-Redon axis.
Nestled between the countryside, the coast, and the forest.
In the heart of Brittany, at the edge of a vibrant village where all amenities are within walking distance, discover this rare property combining contemporary comfort, high-end features, and exceptional potential.

This elegant, single-story home (170 m²) impresses immediately with its refined architecture, generous proportions, and abundant natural light. Every space has been tastefully designed with a harmonious blend of colors and materials, creating an atmosphere that is warm, sophisticated, and decidedly modern.

The house features a vast, light-filled living area combining the lounge and dining room, a fully fitted and equipped kitchen open to the reception areas, a functional utility room, five spacious bedrooms, 5 bedrooms, including a master suite with a shower room; a bathroom with a bathtub; a shower room. A garage completes the property.

Comfort is assured thanks to underfloor heating powered by a heat pump, complemented by a wood-burning stove, ensuring excellent energy efficiency and year-round well-being.

Outside, the possibilities are truly exceptional.
The house is surrounded by a very large, enclosed garden planted with trees.

A large outbuilding/shed offers versatile potential: it could serve as a workshop for an artisan or artist, a space for a car collection, storage for a boat or light aircraft, a vast storage area, or a base for a professional activity.