



3 Bedroom House,

56140, Ruffiac, Morbihan, Brittany

€349,000

Ref: 36903m1

* Available * 3 Beds * 1 Bath * 300m2

A granite built property in a stunning location with far reaching views. Local activities; cycling, lakes (water sports and beaches!), walks, Nantes to Brest canal, beautiful towns of Malestroit and Gacilly. Rennes airport

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French Entrée 

Property Description

House; The extensive accommodation is over three levels: Ground floor – Living room with fireplace 38m², Kitchen/Dining area with fireplace 18m², Bathroom, Bedrooms 6,7 each 12m² (currently used for as Dining room and Cinema.) South facing Terrace with stunning views extends the length of the property, with access from Living and Dining room. Bathroom and separate wc.

Entrance Hall with Marble staircase and wrought iron balustrade leading to...

First floor – Bedroom 1 20m², Bedroom 2 10m². Bedroom 3, 4, 5, each 9m², Shower room and separate wc.

Access to attic.

Basement – Study 12m², Store room 12m², Wine cellar 9m², Workshop/Boiler Room (Oil), large Garage area for three vehicles.

Gites; Apartment 2 – spacious 3 Bedroom gite; Large Living/Dining room with Projection Screen and Surround Sound, well appointed Kitchen, 3 double Bedrooms, Bath / Shower room, separate wc, large integral Garage.

Apartment 1 – 2 Bedroom gite; Sitting room, Kitchen, Shower, separate wc, large integral Garage.

Barn; Fully modernised and tiled, includes above ground Swimming Pool, 6m by 4m, recreation area currently used for running machine and table tennis, leading onto a wooden decking with far reaching views over open countryside.

Grounds; 3 level acres, beautiful mature front Garden, established Orchard offering a range of fruit trees; Apple, Cherry. Fenced Vegetable Garden 5m by 5m. Bread oven, although not currently used.

Easy vehicle access via two Tree lined Driveways from the D776.

Businesses/Potential Businesses ; Guest house; Gite rental, large level Paddock; Caravan/Camping plots (subject to planning).

The Gites were previously let for long term accommodation, however following renovation they have been rented and enjoyed as short term holiday rental throughout the Summer season.

Footnote; Whether a business in France or just a country retreat for the 'Good Life'. This is a versatile home. It must be seen to appreciate it's full potential.

For further information on the site and surrounding area see:-[www. MovetoBrittany.com](http://www.MovetoBrittany.com) and [www. OwnersDirect.co.uk/france/FR10145.htm](http://www.OwnersDirect.co.uk/france/FR10145.htm)

Photographs 1-22; House and Ground

Photographs 23-36 External view of Gites

Photographs 37-44 Internal views of Small Gite

Photographs 45-49 Barn and Pool

Photographs 50-56 Internal view of Large Gite

Gallery

