

[Click to view MFH-DIN12125-SP](#)

## House for sale in Ruca in Brittany

Ruca , Côtes-d'Armor , Brittany



**€599,040**

inc. of agency fees

8 Beds   3 Baths   240 sqm   0.53 ha

Close to the beautiful beaches of Saint Cast le Guildo and the famous Cap Fréhel, 20 mins from the N12, 30 mins from Dinan and Dinard, 40 mins from St Malo and 1 hour from Rennes - This former 16th century...

### At a Glance

<b>Reference</b>	MFH-DIN12125-SP	<b>Near to</b>	Ruca	<b>Price</b>	€599,040
<b>Bed</b>	8	<b>Bath</b>	3	<b>Hab.Space</b>	240 sqm
<b>Land</b>	0.53 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Close to the beautiful beaches of Saint Cast le Guildo and the famous Cap Fréhel, 20 mins from the N12, 30 mins from Dinan and Dinard, 40 mins from St Malo and 1 hour from Rennes - This former 16th century presbytery offers all the calm and tranquility of the Breton coastal countryside, Located in a quiet area, at the end of a small dead-end road, positioned high up, it offers superb views of the surroundings. This building is beautiful and proud, with large openings, double exposure which allows appreciable light, superb terracotta floors, convivial fireplace, kitchen with pretty mosaic floors which open onto the garden. The layout is well

thought out, comfort and functionality, Perfect family home, ideal as a second home with seasonal rental income because with its 8 bedrooms, covered and heated swimming pool, it offers space to comfortably accommodate 15 people while throughout the year, the land is fully enclosed, first the garden to the south, enclosed by beautiful stone walls, pretty outbuilding, well and swimming pool renovated 3 years ago, topped with a beautiful slate and wood stone construction which makes all the difference, and allows you to really enjoy the pool every day! what luck! and With a view just waiting to be admired, you have plenty to get away from it all! The land of five thousand square meters has three outbuildings to store your bikes, your fishing equipment or wood to heat the fireplace. The old sheepfold could very well be transformed into a workshop for an artist, a handyman, large heart in the back for parking, garage. Fully enclosed land.

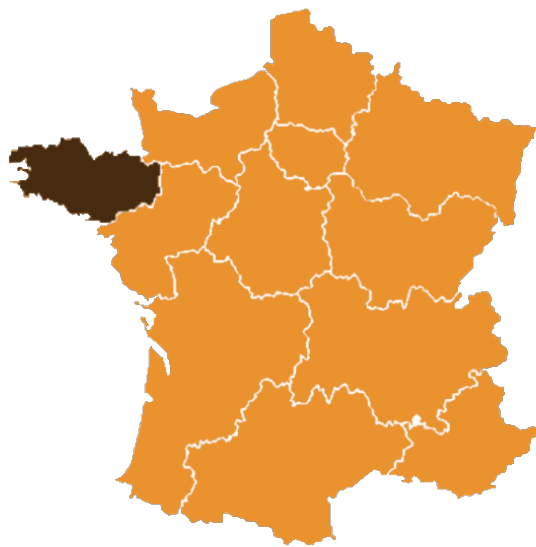
## Summary

Property type:	House
Bedrooms:	8
Bathrooms	3
Price	€599,040

## Key Information

Internal Area:	240 sqm
Land Area:	0.53 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Brittany



## Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates