



## listing



### Agenten-Info

Name: ArKadia  
Name der Firma:  
Land: Vereinigtes Königreich  
Telefon:  
Sprachen: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für: Kaufen  
Preis: USD 291,043.28

#### Standort

Land: Frankreich  
Staat/Region/Provinz: Nouvelle-Aquitaine  
Stadt: Pellegrue  
Veröffentlicht: 26.08.2025

#### Beschreibung:

This lovely home may look petite from the facade, but it has a 60m<sup>2</sup> main reception room, office, 3-4 bedrooms, 3 bathrooms, a 39m<sup>2</sup> workshop and even a soundproof room currently used as a recording studio. Outside is a private walled garden, with well, a large garage and a swim-spa which allows you to swim against a current at one end, or relax in a hot-tub at the other end. The town of Pellegrue is surrounded by vineyards and woodlands and has the conveniences of shops, bars and restaurants as well as schools and medical services, all within walking distance of this property. The train line to Bordeaux can be accessed via Vélines only 14kms away and the international airport at Bergerac is less than 45 minutes from the house. Could this be the perfect bolt-hole? Price including agency fees : 252 280 € Price excluding agency fees : 238 000 € Buyer commission, tax included: 6%

#### Allgemein

Schlafzimmer: 4  
Badezimmer: 3  
Fertige m<sup>2</sup>: 238 m<sup>2</sup>  
Grundstücksgröße: 271 m<sup>2</sup>

#### Gebäudedetails

Außen-Ausstattung: Pool

#### Mietbedingungen

Verfügbar ab:



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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## **Zusätzliche Informationen**

URL der Website: [http://www.arkadia.com/MLSM-T9079/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MLSM-T9079/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Kontaktinformation**

IMLIX ID: bvi78968

