



## Gran Casa Girondina con Piscina - 33350 Pujols



### Στοιχεία μεσίτη

Όνομα:	ArKadia
Όνομα εταιρείας:	
Χώρα:	United Kingdom
Τηλέφωνο:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 867,169.21

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Nouvelle-Aquitaine
Πόλη:	Pujols
Ταχυδρομικός κωδικός:	33350
Δημοσιεύθηκε:	26/06/2024

### Περιγραφή:

This magnificent Girondine house from 1778 will seduce you with its remarkable authenticity, its exposed beams, Gironde tiles, and exposed stone. It has kept all its charm whilst still having been completely renovated.

The main entrance is a double aspect entrance leading to its beautiful original stone staircase. It serves on the one hand; a large living room with open fireplace, and on the other hand a dining room with fireplace and fully equipped and renovated kitchen.

The corridor leads to a bedroom with bathroom and independent WC on the back garden and its swimming pool.

You will also find an office as well as an outbuilding serving as a storage room.

Above the outbuilding you will find 2 bedrooms upstairs with their shower room and adjoining WC.

Once back at the main staircase, there is a large landing upstairs leading to 2 other bedrooms with also their shower room and adjoining WC.

Outside find parking and garages and let yourself be charmed by this large garden of 1295m<sup>2</sup>, with swimming pool and covered veranda.

NUMBER OF ROOMS: 10

LIVING AREA: 315 M<sup>2</sup>

LAND AREA: 1295 M<sup>2</sup>



## Ground floor:

Entrance: 20.36m<sup>2</sup>  
Second part of the entrance: 18m<sup>2</sup>  
Bedroom 1: 23.36m<sup>2</sup>  
Separate WC: 2m<sup>2</sup>  
Bathroom: 12.50m<sup>2</sup>  
Living room: 30m<sup>2</sup>  
Dining room: 30m<sup>2</sup>  
Kitchen: 17.5m<sup>2</sup>  
Office: 18.75m<sup>2</sup>  
Outbuilding: 60m<sup>2</sup>  
Veranda: 30m<sup>2</sup>

## FIRST FLOOR (above Barn):

Bedroom 2: 20m<sup>2</sup> + adjoining shower room and WC 5m<sup>2</sup>  
Bedroom 3: 17m<sup>2</sup> + adjoining shower room and WC 5.5m<sup>2</sup>

## MAIN HOUSE 1st FLOOR:

Landing: 23m<sup>2</sup>  
Bedroom 4: 20m<sup>2</sup> + adjoining shower room and WC 4.7m<sup>2</sup>  
Bedroom 2: 24m<sup>2</sup> + adjoining shower room and WC 6m<sup>2</sup>

## EXTERIOR:

Swimming pool: 4m x 8m  
Garage: 3  
Car park Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site  
Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)  
Κατασκευάστηκε: 1778

### **Κοινά**

Κρεβατοκάμαρες: 5  
Μπάνια: 1  
Τελειωμένα τετραγωνικά  
πόδια: 315 τ.μ  
Μέγεθος αυλής: 1295 τ.μ

### **Room details**

Total rooms: 10  
Indoor Features: Fitted kitchen



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## Utility details

Heating Fuel: Electric

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 171

## Building details

Number of Garages: 1

Outdoor Amenities: Pool

Αριθμός ορόφων: 2

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Link: [http://www.arkadia.com/GKAD-T68285/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68285/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 354\_34277

