



## Antigua granja de piedra - 7 habitaciones - 33790 Pellegrue



### Ügynök információ

|            |  |
|------------|--|
| Név:       | ArKadia  |
| Cégnév:    |  |
| Ország:    | United Kingdom   |
| Telefon:   |  |
| Languages: | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Hirdetés részletei

|           |               |
|-----------|---------------|
| Ingatlan: | Eladó         |
| Ár:       | USD 443,578.5 |

### Elhelyezkedés

|                        |                    |
|------------------------|--------------------|
| Ország:                | France             |
| Állam/Régió/Tartomány: | Nouvelle-Aquitaine |
| Város:                 | Pellegrue          |
| Irányítószám:          | 33790              |
| Feladta:               | 2024. 07. 21.      |

#### Leírás:

Old stone Farmhouse house dating from 1802, renovated in 2000. Located in Pellegrue, it is close to all amenities (medical centre, supermarket, bar, pharmacy, etc.). This charming old building has 10 rooms and 7 bedrooms. It spans 300 m<sup>2</sup> of living space and approx. 3000 m<sup>2</sup> of wooded, enclosed grounds. The entrance hall leads to a bedroom on the right and a lounge leading to a room that serves as a second entrance, opening onto a former wine storehouse that has been converted into a large living room, and 3 bedrooms. A landing leads upstairs to 3 further bedrooms, each with its own en suite shower room and toilet. Two adjoining barns of 90m<sup>2</sup> and 82m<sup>2</sup> are a continuation of the house. GROUND FLOOR:

Living room: 47m<sup>2</sup>  
Separate WC: 4m<sup>2</sup>  
Hallway: 14m<sup>2</sup>  
Bedroom 1: 14m<sup>2</sup>  
Bedroom 2: 9m<sup>2</sup>  
Bathroom: 5.52m<sup>2</sup>  
Bedroom 3 with en-suite shower room: 22m<sup>2</sup>  
Kitchen: 26m<sup>2</sup>  
Entrance hall: 15.54m<sup>2</sup>  
Living room: 23.80m<sup>2</sup>  
Entrance with staircase: 9m<sup>2</sup> + under-stairs WC



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Bedroom 4 with en-suite shower room: 23.20m<sup>2</sup> + 8m<sup>2</sup>

## FIRST FLOOR :

Landing: 10m<sup>2</sup>

Bedroom 5 with en-suite shower room: 26m<sup>2</sup>

Bedroom 6 with en-suite shower room: 17.04m<sup>2</sup>

Bedroom 7 with en-suite shower room: 19m<sup>2</sup>

## OUTSIDE :

Barn: 90m<sup>2</sup>

Barn: 82m<sup>2</sup>

Terrace

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)

Built: 1840

## Gyakori

Hálósobák: 7

Fürdőszobák: 2

Kész négyzetméter: 300 nm

Telekméret: 3000 nm

## Room details

Total rooms: 10

Indoor Features: Fitted kitchen

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 170

## Building details

Number of Garages: 1

Emeletek száma: 2

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/GKAD-T68341/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68341/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)



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**Contact information**

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