



## listing



### 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 291,043.28

### Elhelyezkedés

Ország: France  
Állam/Régió/Tartomány: Nouvelle-Aquitaine  
Város: Pellegrue  
Feladta: 2025. 08. 26.

#### Leírás:

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 Vélignes 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%

### Gyakori

Hálósobák: 4  
Fürdőszobák: 3  
Kész négyzetméter: 238 nm  
Telekméret: 271 nm

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:



IMLIX

IMLIX ingatlanpiac  
<https://www.imlix.com/hu/>

---

### További információ

Weboldal URL:

[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)

### Contact information

IMLIX ID:

bvi78968

