



## This exceptional 279.22 m<sup>2</sup> character house



### 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 465,777.16

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Nouvelle-Aquitaine
Város:	Pellegrue
Irányítószám:	33790
Feladta:	2025. 10. 17.

#### Leírás:

Discover this exceptional 279.22 m<sup>2</sup> character house, where authentic charm and modern comfort blend harmoniously. Offering 7 bedrooms, including 4 on the ground floor, a spacious office, a bright living room, and a welcoming dining room, this residence is designed to meet the needs of a large family or an ambitious lifestyle project. The exterior is equally enchanting with a huge, meticulously maintained garden, a sunny terrace, and the possibility of adding a swimming pool to enjoy the sunny days. The 3 garages, including one in an old litter shed steeped in history, reinforce its unique character. Nestled in the heart of a sought-after hamlet in the Entre-Deux-Mers region, this property benefits from an ideal location, close to amenities: schools, college, supermarket, and post office. Between Duras and Sauveterre-de-Béarn, this is a true haven of peace that combines the tranquility of the countryside with easy access to everything you could need. Completely renovated, this house requires no work. Enjoy its magnificent spaces bathed in light and its impeccable maintenance. A rare opportunity for lovers of authenticity and refinement. Let yourself be seduced by this exceptional real estate gem. Information on the risks to which this property is exposed is available on the Georisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr) »

Built:	1700
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### Gyakori

Hálószobák:	8
Fürdőszobák:	1
Kész négyzetméter:	279.22 nm
Telekméret:	8335 nm



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## Room details

Total rooms: 7  
Indoor Features: Fitted kitchen

## Utility details

Heating Fuel: Oil

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 200

## Building details

Number of Garages: 1

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/TXNV-T21954/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T21954/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 2F6F2B2E575F54D6

