



listing



Informazioni sull'Agente

Nome: ArKadia
Nome della ditta:
Nazione: United Kingdom
Telefono:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Dettagli dell'inserzione

Proprietà per: Saldi
Prezzo: USD 291,043.28

Posizione

Nazione: France
Stato / Regione / Provincia: Nouvelle-Aquitaine
Città: Pellegrue
Pubblicato: 26/08/2025

Descrizione:

This lovely home may look petite from the facade, but it has a 60m² main reception room, office, 3-4 bedrooms, 3 bathrooms, a 39m² 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%

Comune

Camere da letto: 4
Bagni: 3
Finito piedi quadrati: 238 mq
Dimensione del lotto: 271 mq

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:



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Mercato Immobiliare IMLIX
<https://www.imlix.com/it/>

Informazioni aggiuntive

URL del sito: http://www.arkadia.com/MLSM-T9079/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

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