



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



### 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 465,777.16

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Pellegrue
Cap:	33790
Pubblicato:	17/10/2025

### Descrizione:

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) »

Costruito:	1700
------------	------

### Comune

Camere da letto:	8
Bagni:	1
Finito piedi quadrati:	279.22 mq



---

Dimensione del lotto: 8335 mq

## 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:

## Informazioni aggiuntive

URL del sito: [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

