



## listing



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 291,043.28

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Pellegrue
Geplaatst:	26-08-2025

### Omschrijving:

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 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%

### Algemeen

Slaapkamers:	4
Badkamers:	3
Afgewerkte vierkante meter:	238 m <sup>2</sup>
Lot Afmeting:	271 m <sup>2</sup>

### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:



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**Additionele informatie**

Website 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 informatie**

IMLIX ID: bvi78968

