



## Maison en pierre au cœur de la campagne



### Info Agente

|                 |  |
|-----------------|--|
| Nombre:         | ArKadia  |
| Nombre empresa: |  |
| País:           | Reino Unido  |
| Teléfono:       |  |
| Languages:      | Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish |

### Detalles del anuncio

|                 |             |
|-----------------|-------------|
| Propiedad para: | Venta       |
| Precio:         | EUR 299,000 |

### Ubicación

|                          |                    |
|--------------------------|--------------------|
| País:                    | Francia            |
| Estado/Región/Provincia: | Nouvelle-Aquitaine |
| Ciudad:                  | Pellegrue          |
| Código postal:           | 33790              |
| Publicado:               | 12/09/2024         |

### Descripción:

Located in Pellegrue (33790), this property combines rustic charm and practicality. Nestled in a peaceful countryside setting, this house benefits from a vast 5309 m<sup>2</sup> plot offering privacy and outdoor space. This commune, renowned for its calm and proximity to nature, also boasts essential amenities such as local shops and schools, ideal for serene family life. This character stone and rubble house features 3 bedrooms, 2 bathrooms, 2 toilets, a kitchen and a living room, offering a spacious and comfortable layout. An additional space on the first floor could be converted into a fourth bedroom, and an attic offers further potential for conversion. The house has a floor area of around 260 m<sup>2</sup> excluding the garage. Outside, a workshop, terrace, porch and wood shed complete this functional and charming residential complex. Contact me to find out more!

|            |      |
|------------|------|
| Fabricado: | 1792 |
|------------|------|

### Común

|                            |                     |
|----------------------------|---------------------|
| Dormitorios:               | 3                   |
| Baños:                     | 2                   |
| Pies cuadrados terminados: | 160 m <sup>2</sup>  |
| Tamaño del lote:           | 5309 m <sup>2</sup> |

### Room details

|              |   |
|--------------|---|
| Total rooms: | 4 |
|--------------|---|



## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 321

## Building details

Parking: Sí

Number of Garages: 1

## Lease terms

Date Available:

## Información adicional

URL sitio web: [http://www.arkadia.com/AGHX-T554194/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T554194/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1302445

