



## Paradise hidden among the vineyards



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Langues:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 945,000

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Pellegrue
Indicatif régional:	33790
Soumis:	25/08/2024

### Description:

In the middle of the vineyard, 80 kilometers from Bordeaux and 25 kilometers from Saint-Emilion, on a hill surrounded by vineyards and surrounded by a forest of 8 hectares, this beautiful property is located on approximately 1.5 hectares. An idyllic country road gives access to the estate around which the deer come every day to play hide and seek. Completely isolated from the outside world, but only 3.5 kilometers from Pellegrue, a most charming village with all amenities. In the surroundings: a fresh market every day, many classical concerts, a renowned jazz festival and even surprisingly good cinemas - so as not to be bored for a single moment. An opportunity not to be missed! Information on the risks to which this property is exposed is available on the Géorisques website: For any information contact MAISONSSUD - Ward Poppe on -

### Commun

Chambres:	3
Salle de bains:	3
Pied carré fini:	354 m <sup>2</sup>
Dimesions du lot:	15000 m <sup>2</sup>

### Energy efficiency

Consommation énergétique (kWh/m <sup>2</sup> /an):	180
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## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Information additionnelle

Lien URL du site web:

[http://www.arkadia.com/PFYR-T183330/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T183330/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

1641-73341

