



## Altes Bauernhaus aus Stein 7 Schlafzimmer 33790

### Pellegrue



#### 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 412,245.37

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Pellegrue
Cap:	33790
Publicato:	19/08/2023

#### Descrizione:

Old stone Farmhouse house dating from 1802, renovated in 2000. Located in Pellegrue, it is close to all amenities (medical centre, supermarket, bar, pharmacy, etc.). This charming old building has 10 rooms and 7 bedrooms. It spans 300 m2 of living space and approx. 3000 m2 of wooded, enclosed grounds. The entrance hall leads to a bedroom on the right and a lounge leading to a room that serves as a second entrance, opening onto a former wine storehouse that has been converted into a large living room, and 3 bedrooms. A landing leads upstairs to 3 further bedrooms, each with its own en suite shower room and toilet. Two adjoining barns of 90m2 and 82m2 are a continuation of the house. **GROUND FLOOR:**

Living room: 47m2  
Separate WC: 4m2  
Hallway: 14m2  
Bedroom 1: 14m2  
Bedroom 2: 9m2  
Bathroom: 5.52m2  
Bedroom 3 with en-suite shower room: 22m2  
Kitchen: 26m2  
Entrance hall: 15.54m2  
Living room: 23.80m2



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Entrance with staircase: 9m<sup>2</sup> + under-stairs WC  
Bedroom 4 with en-suite shower room: 23.20m<sup>2</sup> + 8m<sup>2</sup>

## FIRST FLOOR :

Landing: 10m<sup>2</sup>  
Bedroom 5 with en-suite shower room: 26m<sup>2</sup>  
Bedroom 6 with en-suite shower room: 17.04m<sup>2</sup>  
Bedroom 7 with en-suite shower room: 19m<sup>2</sup>

## OUTSIDE :

Barn: 90m<sup>2</sup>  
Barn: 82m<sup>2</sup>  
Terrace

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques :  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Costruito: 1840

## Comune

Camere da letto: 7  
Bagni: 2  
Finito piedi quadrati: 300 mq  
Dimensione del lotto: 3000 mq

## Room details

Total rooms: 10  
Indoor Features: Fitted kitchen

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 170

## Building details

Number of Garages: 1  
Numero di piani: 2

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/GKAD-T68341/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68341/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)



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**Contact information**

IMLIX ID:

354\_34361

