



## Completely renovated village house - 4 Bedrooms - 33790

### Pell



#### 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 280,828.52

#### Posizione

Nazione: France  
Stato / Regione / Provincia: Nouvelle-Aquitaine  
Città: Pellegrue  
Cap: 33790  
Pubblicato: 03/02/2024

#### Descrizione:

This beautiful house built in 1820 has been carefully renovated and today it offers you an ideal family home in the village center. From the entrance with its cement tiles you will be seduced by the charm of this beautiful house. It offers you: An entrance with storage - Large living room of 60m<sup>2</sup> with wood stove - Fully equipped kitchen overlooking the garden - A bedroom with access to the garden - Bathroom - Office space - Separate WC - Upstairs you will find two pretty bedrooms which share a bathroom, a separate WC and there is also a parental suite with its own bathroom . The master bedroom overlooks a veranda and a terrace of approximately 30m<sup>2</sup> with a view over the rooftops of the village. On the ground floor you will find a workshop, a cellar and a studio (music). Outside a pretty garden with a spa, a well and at the end of the garden a stone garage. There is double glazing throughout, heat pump heating, and the house is connected to mains drainage. All the small shops in the village are close by as well as the school, the college and the medical center. A real family home - great! - EI Jamie ANDERSON RSAC 491 521 852 Libourne. 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)

#### Comune

Camere da letto: 4  
Bagni: 1  
Finito piedi quadrati: 165 mq  
Dimensione del lotto: 292 mq



## Room details

Total rooms: 7  
Indoor Features: Fitted kitchen

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 233

## Building details

Parking: Sì  
Number of Garages: 1  
Numero di piani: 3

## Lease terms

Date Available:

## Informazioni aggiuntive

URL del sito: [http://www.arkadia.com/GKAD-T68559/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/GKAD-T68559/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 354\_34825

