



## 7-bed/7-bath old stone farmhouse, Pellegrue, Gironde



### 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 412,245.37

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Nouvelle-Aquitaine
Plaats:	Pellegrue
Postcode:	33790
Geplaatst:	18-08-2023

### Omschrijving:

This lovely old stone farmhouse has 7 bedrooms and 7 bath/shower rooms and a lovely gardens with plenty of mature trees. The location feels spacious and rural, but the bakery & café are under 1km away and a wide range of amenities are a drive of 750m and it's just 20mins to the great market town of Saint Foy la Grande.

Originally built in 1802 and renovated in 2000, the decor would benefit from a refresh, but building has great character and a real sense of stature. There is 300m<sup>2</sup> habitable space and the two adjoining barns offer the potential to create further accommodation or creative/practical space if required (subject to planning permission of course).

Here's the layout:



Ground floor:

Entrance hall - 15.54m<sup>2</sup>

Large living room - 47m<sup>2</sup>

Sitting room - 23.8m<sup>2</sup>

Kitchen - 26m<sup>2</sup>

WC - 4m<sup>2</sup>

Hall - 14m<sup>2</sup>

Ground floor bedroom 1 - 14m<sup>2</sup>

Ground floor bedroom 2 - 9m<sup>2</sup>

Bathroom - 5.52m<sup>2</sup>

Ground floor bedroom 3 with ensuite shower room - 22m<sup>2</sup>

Ground floor bedroom 4 with ensuite shower room - 23.2m<sup>2</sup> + 8m<sup>2</sup>



First floor:

Landing - 10m<sup>2</sup>

Bedroom 5 with ensuite shower room - 26m<sup>2</sup>

Bedroom 6 with ensuite shower room - 17.04m<sup>2</sup>

Bedroom 7 with ensuite shower room - 19m<sup>2</sup>

Outside:

The plot covers 3000m<sup>2</sup>, so three-quarters of an acre that is largely enclosed. That is made up of lawned areas, mature trees, and a lovely sun terrace. There are two barns, 90m<sup>2</sup> and 82m<sup>2</sup>.

Location:

The house is situated on the outskirts of Pellegrue, a lovely little village with all the day-to-day amenities you might need - a bakery, café/bar, Intermarché, medical centre and pharmacy.



The riverside medieval town of Saint Foy la Grande is just 20 mins away and, reputedly, has the best fresh produce weekly market in the south-west. It's just 10mins to the river Dordogne - so plenty of opportunity for river dipping, walks, paddling and picnics. Duras and Monségur are also nearby and well worth exploring.

If you wanted to head into the bright lights of Bordeaux, it's just a 20min drive to the nearby train station for a direct connection straight into the city centre.

At a glance:

Bedrooms: 7

Bathrooms: 7

Receptions: 2

Habitable space: 300m<sup>2</sup>

Plot size: 3000m<sup>2</sup>

Taxe foncière: approximately €900p.a

DPE rating: D



Heating: Air source heat pump central heating

Drainage: Septic tank

Internet: Broadband available

Neighbours: Attached

Distance to shops: 750m

Distance to train station: 20mins

Distance to airport: Bergerac 45mins

Please note: Agency fees are included in the advertised price and are payable by the purchaser. All locations and sizes are approximate. La Résidence has made every effort to ensure that the details and photographs of this property are accurate and in no way misleading. However, this information does not form part of a contract and no warranties are either given or implied.

## Algemeen

Slaapkamers:	7
Badkamers:	7
Afgewerkte vierkante meter:	300 m <sup>2</sup>
Lot Afmeting:	3000 m <sup>2</sup>

## Building details

Parking:	Ja
Outdoor Amenities:	Pool

## Lease terms

Date Available:

## Additionele informatie

Website URL: [http://www.arkadia.com/PFYR-T158610/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_sourc](http://www.arkadia.com/PFYR-T158610/?utm_campaign=multicast&utm_medium=web&utm_sourc)



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