



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



Agent Info

Name: ArKadia
Company Name:
Country: United Kingdom
Phone:
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Listing details

Property for: Sale
Price: USD 412,245.37

Location

Country: France
State/Region/Province: Nouvelle-Aquitaine
City: Pellegrue
ZIP code: 33790
Posted: Aug 18, 2023

Description:

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 300m² 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 - 15.54m²

Large living room - 47m²

Sitting room - 23.8m²

Kitchen - 26m²

WC - 4m²

Hall - 14m²

Ground floor bedroom 1 - 14m²

Ground floor bedroom 2 - 9m²

Bathroom - 5.52m²

Ground floor bedroom 3 with ensuite shower room - 22m²

Ground floor bedroom 4 with ensuite shower room - 23.2m² + 8m²



First floor:

Landing - 10m²

Bedroom 5 with ensuite shower room - 26m²

Bedroom 6 with ensuite shower room - 17.04m²

Bedroom 7 with ensuite shower room - 19m²

Outside:

The plot covers 3000m², 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, 90m² and 82m².

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: 300m²

Plot size: 3000m²

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.

Common

Bedrooms:	7
Bathrooms:	7
Finished sq. ft.:	300 sq m
Lot Size:	3000 sq m

Building details

Parking:	Yes
Outdoor Amenities:	Pool

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/PFYR-T158610/?utm_ca



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