



## Altes Bauernhaus aus Stein 7 Schlafzimmer 33790

### Pellegrue



#### 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: EUR 378,000

#### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Pellegrue  
ZIP code: 33790  
Posted: Aug 19, 2023

#### Description:

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



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)

Built: 1840

### Common

Bedrooms: 7  
Bathrooms: 2  
Finished sq. ft.: 300 sq m  
Lot Size: 3000 sq m

### 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  
Number of Floors: 2

### Lease terms

Date Available:

### Additional information

Website URL: [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:

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