



## Single storey house 119.25m<sup>2</sup>



### 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 245,486.35

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Pellegrue  
ZIP code: 33790  
Posted: Mar 20, 2024

### Description:

Discover the charm of the Gironde countryside with this recent single-storey house, offering large volumes and a spacious and bright living room of 62.66 m<sup>2</sup>. The house also offers three beautiful bedrooms and a bathroom. Located in the heart of a quiet area, this residence is the ideal place for those seeking tranquility while remaining close to amenities. You will also benefit from a large terrace, a 38m<sup>2</sup> garage with Car-Port and a huge parking lot. All on a fenced plot of 1748m<sup>2</sup> Characteristics: Single storey house: Accessibility and comfort without the constraints of stairs. Large volumes: Enjoy generous space for you and your family. Bright living room: Bathed in natural light, ideal for your moments of relaxation. Quiet neighborhood: A peaceful environment for optimal quality of life. Proximity to amenities: Everything you need within reach. Ideal location: Between Sainte-Foy-la-Grande and Pellegrue, enjoy balanced access to both towns, 10 minutes away. This house is an invitation to serenity without sacrificing practicality. For more information or to schedule a visit, contact us today! Information on the risks to which this property is exposed is available on the Georisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr) »

Built: 2013

### Common

Bedrooms: 3  
Finished sq. ft.: 119.25 sq m  
Lot Size: 1748 sq m

### Room details



Total rooms: 4  
Indoor Features: Fitted kitchen

### Utility details

Heating Fuel: Electric

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 112

### Building details

Parking: Yes  
Number of Garages: 1

### Lease terms

Date Available:

### Additional information

Website URL: [http://www.arkadia.com/TXNV-T17552/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T17552/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### Contact information

IMLIX ID: 12029342510

