



## Charming House for Sale



### 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 165,000

### Location

Country: France  
 State/Region/Province: Nouvelle-Aquitaine  
 City: Pellegrue  
 ZIP code: 33790  
 Posted: Apr 13, 2024

### Description:

Charming House for Sale in the Entre Deux Mers Countryside Discover this house of character nestled in the heart of the Entre Deux Mers countryside. Close to all amenities, this residence offers a living area of 171.27 m<sup>2</sup>. The house is bright and on one level, offering optimal living comfort. It is equipped with a heat pump and double glazing, guaranteeing excellent thermal insulation. Although work is required, this house is full of potential. The exposed stone walls and the magnificent fireplace add a touch of authenticity and charm to the whole. The interior space offers nice volumes, allowing you to arrange the rooms according to your desires and needs. Outside, you will enjoy a flat, wooded garden, ideal for moments of outdoor relaxation. Ideally positioned in the countryside of a dynamic village, with all the amenities (school, college, doctor, commerce, administration) Don't wait any longer, this house of character in the countryside is an opportunity to be seized! Contact us for more information. 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)

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Built: 1800

### Common

Bedrooms: 2  
 Bathrooms: 1  
 Finished sq. ft.: 171.27 sq m  
 Lot Size: 3290 sq m



## Room details

Total rooms: 5

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 388

## Building details

Number of Garages: 1

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/TXNV-T17713/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/TXNV-T17713/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 12029344059

