



## Paradise hidden among the vineyards



### 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 945,000

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Pellegrue  
ZIP code: 33790  
Posted: May 16, 2024

### Description:

In the middle of the vineyard, 80 kilometers from Bordeaux and 25 kilometers from Saint-Emilion, on a hill surrounded by vineyards and surrounded by an 8 hectare forest, this beautiful property is located on approximately 1.5 hectares. An idyllic country road gives access to the estate around which the deer come every day to play hide and seek. Completely isolated from the outside world, but only 3.5 kilometers from Pellegrue, a most charming village with all amenities. In the surrounding area: a daily fresh market, numerous classical concerts, a renowned jazz festival and even surprisingly good cinemas - so you won't be bored for a single moment.

An opportunity not to be missed!

Information on the risks to which this property is exposed is available on the Géorisks website:

For any information contact MAISONSSUD - Ward Poppe on - - Advertisement written and published by a Mandatory Agent -

### Common

Bedrooms: 3  
Bathrooms: 3  
Finished sq. ft.: 354 sq m  
Lot Size: 15000 sq m

### Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 180



## **Building details**

Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Additional information**

Website URL:

[http://www.arkadia.com/PFYR-T183330/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/PFYR-T183330/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## **Contact information**

IMLIX ID:

1641-73341

