



## Maison en pierre au cœur de la campagne



### 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 299,000

### Location

Country: France  
State/Region/Province: Nouvelle-Aquitaine  
City: Pellegrue  
ZIP code: 33790  
Posted: Sep 12, 2024

### Description:

Located in Pellegrue (33790), this property combines rustic charm and practicality. Nestled in a peaceful countryside setting, this house benefits from a vast 5309 m<sup>2</sup> plot offering privacy and outdoor space. This commune, renowned for its calm and proximity to nature, also boasts essential amenities such as local shops and schools, ideal for serene family life. This character stone and rubble house features 3 bedrooms, 2 bathrooms, 2 toilets, a kitchen and a living room, offering a spacious and comfortable layout. An additional space on the first floor could be converted into a fourth bedroom, and an attic offers further potential for conversion. The house has a floor area of around 260 m<sup>2</sup> excluding the garage. Outside, a workshop, terrace, porch and wood shed complete this functional and charming residential complex. Contact me to find out more!

Built: 1792

### Common

Bedrooms: 3  
Bathrooms: 2  
Finished sq. ft.: 160 sq m  
Lot Size: 5309 sq m

### Room details

Total rooms: 4



## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 321

## Building details

Parking: Yes

Number of Garages: 1

## Lease terms

Date Available:

## Additional information

Website URL: [http://www.arkadia.com/AGHX-T554194/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T554194/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1302445

