

Beautiful house with 7 bedrooms all ensuite. Large swimming pool. Calm but not isolated environment.



INFORMATION

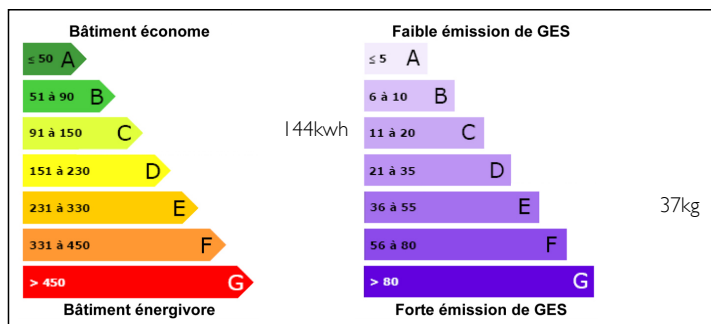
Town:	Pellegrue
Department:	Gironde
Bed:	7
Bath:	7
Floor:	325 m2
Plot Size:	2130 m2

IN BRIEF

Large semi-detached house. Completely renovated with quality materials.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1299 EUR

NOTES

DESCRIPTION

Located in a quiet and bucolic hamlet, this beautiful residence will charm you. On the ground floor, you will find a large living-dining room of 80m² with exposed stones and bricks, cathedral ceiling and magnificent French windows opening onto a terrace. On the ground floor, this property also consists of a kitchen, a pantry and 3 bedrooms all with shower rooms. The first floor includes a master suite with its bathroom, its dressing room and its terrace, and 3 other bedrooms all ensuite.

The salt pool is 12m X 6m. Underfloor heating, on the ground floor and with radiators upstairs. The gas boiler was replaced in 2021.

Ground floor

Entrance and hallway 25m²

Boiler room 4.9m²

Cellar 15m²

Ensuite Bedroom 20m²

Kitchen 23.5m²

Living room Dining room 80m²

Ensuite Bedroom 21m²

Ensuite Bedroom 22m²

Stage

Ensuite Bedroom 17.3m²

Ensuite Bedroom 20m²

Ensuite Bedroom 20m²

25.5m² master suite with 50m² terrace

All measurements are approximate

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>