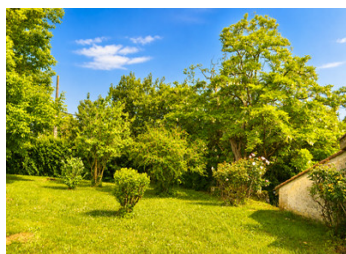
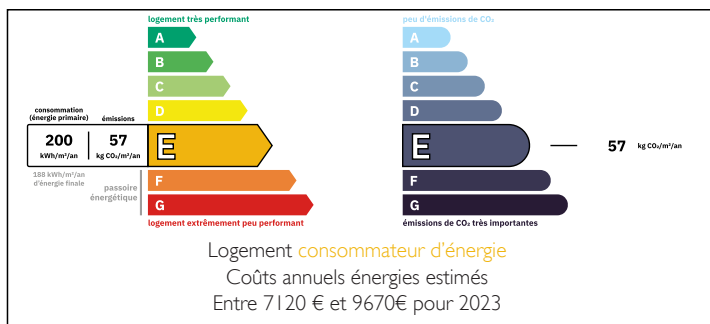


Near the village of PELLEGRUE. A farmhouse that has retained all its old-world charm. Beautiful wooded grounds



## ENERGY - DPE



## INFORMATION

|             |           |
|-------------|-----------|
| Town:       | Pellegrue |
| Department: | Gironde   |
| Bed:        | 7         |
| Bath:       | 2         |
| Floor:      | 295 m2    |
| Plot Size:  | 8000 m2   |

## IN BRIEF

Charm and Authenticity in the Heart of the Entre-Deux-Mers

Fall in love with this magnificent character-filled farmhouse, a true haven of peace situated just 2 minutes from the historic village of Pellegrue and 40 minutes from Bergerac. Combining old-world charm with spacious rooms, this exceptional property is a rare opportunity.

The Main House:

It opens onto a fitted kitchen, a dining room and a spacious, cosy living room enhanced by a period fireplace. A mezzanine overlooks this space, leading to two bedrooms. The ground floor offers four further bedrooms, a bathroom and a toilet.

The Self-Contained Gîte:

Perfect for guest accommodation, it comprises a kitchen, a bedroom, a shower room and a WC.

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.



## DESCRIPTION

This beautiful farmhouse comprises:

- A 22m<sup>2</sup> fitted kitchen with a vintage Rosière wood-burning stove
- A 44m<sup>2</sup> living room with a fireplace and dining area
- Above, a 30m<sup>2</sup> mezzanine followed by a 13m<sup>2</sup> bedroom and a 21m<sup>2</sup> bedroom
- A 18m<sup>2</sup> bedroom with a working fireplace
- A 17m<sup>2</sup> bedroom
- A 19m<sup>2</sup> bedroom
- A 20m<sup>2</sup> bedroom
- An 8m<sup>2</sup> bathroom with shower and bidet
- A toilet
- A 14.60m<sup>2</sup> utility room
- An 81m<sup>2</sup> garage
- A 37m<sup>2</sup> storage room with an attic above
- A 55m<sup>2</sup> workshop with a cellar

## LOCAL TAXES

**Taxe foncière: 495 EUR**

**Taxe habitation: 640 EUR**

The gîte comprises:

- An 11m<sup>2</sup> kitchen
- A 19m<sup>2</sup> bedroom
- A shower room and a toilet

In addition, there is a 65m<sup>2</sup> shed with an adjoining 34m<sup>2</sup> room. Another 30m<sup>2</sup> outbuilding with its own separate entrance.

Oil-fired heating

Separate hot water tank

Septic tank drainage

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

## NOTES