

Beautifully Renovated 3-Bedroom Stone House with Courtyard Garden, a Short Stroll from the bastides centre.



## INFORMATION

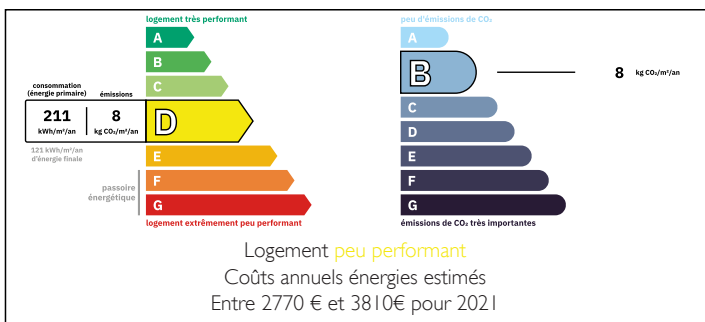
|             |                    |
|-------------|--------------------|
| Town:       | Pellegrue          |
| Department: | Gironde            |
| Bed:        | 3                  |
| Bath:       | 1                  |
| Floor:      | 140 m <sup>2</sup> |
| Plot Size:  | 40 m <sup>2</sup>  |



## IN BRIEF

Renovated to a high standard by the current owner, this light and spacious stone town house offers approximately 140 m<sup>2</sup> of living space and double glazing throughout. It features a fitted kitchen opening onto a pretty private courtyard garden, a generous lounge, utility room, three bedrooms and a bathroom. Just a few minutes' stroll from Pellegrue's bastide centre and local amenities, it makes an inviting permanent home or an easy-to-maintain holiday retreat.

## 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.



## DESCRIPTION

Light and spacious three-bedroom stone town house with courtyard garden in Pellegrue

Renovated to a high standard by the current owner, this light and spacious stone house offers approximately 140 m<sup>2</sup> of living space and is double glazed throughout.

Just a few minutes' stroll from the centre of the bastide town of Pellegrue, the property is conveniently located for the boulangerie, tabac, bar, school and restaurant.

The ground floor comprises an entrance hall, fitted kitchen, utility room, spacious lounge with log burner and WC. The kitchen opens onto a private courtyard garden, providing a lovely setting for outdoor dining or relaxing with a morning coffee.

Upstairs, there are three generously sized bedrooms and a family bathroom.

Combining traditional stone character with comfortable, well-renovated accommodation, this property would make an appealing permanent home or an easy-to-maintain holiday retreat in the Entre-Deux-Mers.

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

## LOCAL TAXES

**Taxe foncière: 436 EUR**

## NOTES