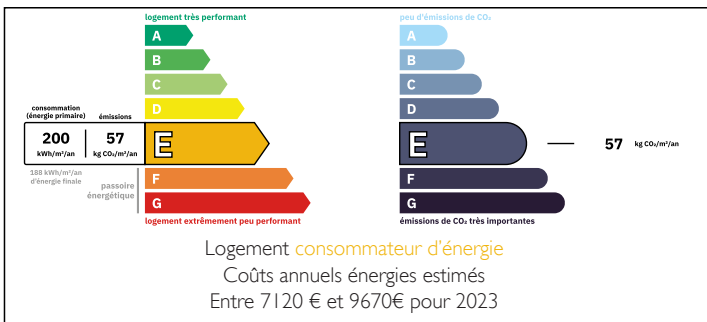


Near the village of PELLEGRUE. A farmhouse that has retained all its old-world charm. Beautiful wooded grounds



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 22m² fitted kitchen with a vintage Rosière wood-burning stove
- A 44m² living room with a fireplace and dining area
- Above, a 30m² mezzanine followed by a 13m² bedroom and a 21m² bedroom
- A 18m² bedroom with a working fireplace
- A 17m² bedroom
- A 19m² bedroom
- A 20m² bedroom
- An 8m² bathroom with shower and bidet
- A toilet
- A 14.60m² utility room
- An 81m² garage
- A 37m² storage room with an attic above
- A 55m² workshop with a cellar

LOCAL TAXES

Taxe foncière: 495 EUR

Taxe habitation: EUR

The gîte comprises:

- An 11m² kitchen
- A 19m² bedroom
- A shower room and a toilet

In addition, there is a 65m² shed with an adjoining 34m² room. Another 30m² outbuilding with its own separate entrance.

Oil-fired heating

Separate hot water tank

Septic tank drainage

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

NOTES