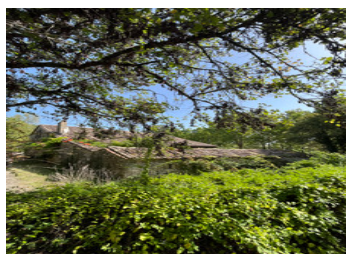


Under Offer

EXCLUSIVE



INFORMATION

Town:	Pellegrue
Department:	Gironde
Bed:	4
Bath:	0
Floor:	260 m2
Plot Size:	3450 m2

IN BRIEF

A pretty stone house, surrounded by its garden, comprising on the ground floor a dining room, a family room with a wood burner installed in the fireplace, a lounge with an open fireplace, a fitted kitchen with a wood burner in the fireplace, a laundry room, a bedroom and a shower room (shower, wash-hand basin and toilet).

Up the first staircase there is the master bedroom with bathroom (bath, wash-hand basin and toilet).

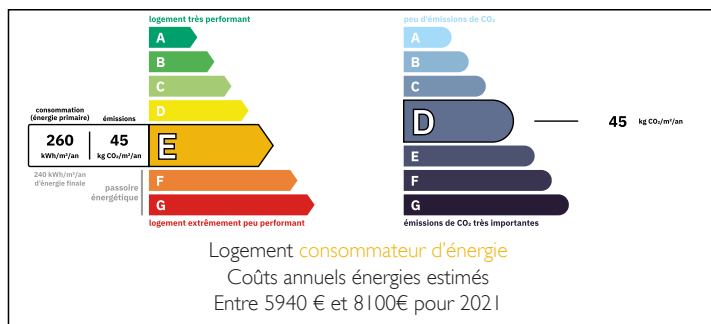
From the other staircase there is a shower room (shower, wash-hand basin and toilet) and a bedroom.

Leading from the lounge there is a door to the wine cellar and another door to the garage. There is a workshop/wood store accessible from outside.

A small outbuilding closes in the pretty courtyard.

The 3650m² garden benefits from mature trees, a multitude of flowering shrubs and a well.

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

Ground floor

- Dining room 52.30m²
- Lounge with open fireplace 41m²
- Shower room with WC 2.50m²
- Bedroom 22.30m²
- Kitchen with wood burner 30m²
- Laundry room 12.90m²
- Family room with wood burner 40m²

Upstairs

- Two bedrooms (23.30m², 15.40m²)
- Bathroom with toilet 6m²
- Shower room with toilet 5.60m²

Dependencies :

- Wine cellar 9m²
- Garage 20m²
- Boiler room 2.30m²
- Pigsty 20m²
- Workshop 21m²

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

LOCAL TAXES

Taxe foncière: 452 EUR

Taxe habitation: EUR

NOTES