



## Pellegrue, 33790, Gironde

Large stone property, Pellegrue area, Gironde department.

Original farmhouse to renovate (potential of + 200 m2 of habitable space) with various attached stone outbuildings

13 398 m2 of garden

8 Km from Gensac Kitchen (opening on to the living rooms): tiled floor. 27 m2 Living room: tiled floor. 21.5 m2 Corridor: exposed stone walls. 14 m2 Bedroom 1: wood floor, exposed beams. Original fireplace. 18.3 m2 Bathroom: bath, shower, bidet + separate WC. 16 m2 Bedroom 2: modern tiled floor. 18.5 m2 Room (to finish) : fireplace. 45 m2 First floor: Main bedroom + ensuite (to finish): 41 m2 Loft space: 35 m2 Two attached barns: 120 m2 + 70 m2 Old wine store: 43 m2 Small outbuilding + small ruin No heating Single glazing Individual drainage 13 398 m2 of garden Property not subject to Energy Rating report "Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)"

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Rooms	: 5
Bed(s)	: 3
Bath(s)	: 1

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Square feet	: 200
Plot Size	: 13398

### CONVENIENCE:

**General Amenities:** Terrace,Country location,

**Heating Type:** Fireplace,

**Exterior Amenities:** Outbuilding(s),Fruit Trees,Covered terrace,