

## Old stone farmhouse surrounded by countryside and vineyards in need of renovation

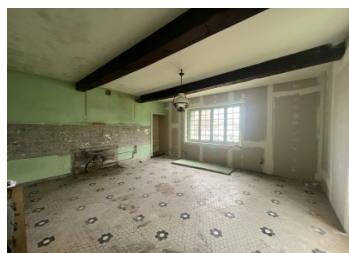


## INFORMATION

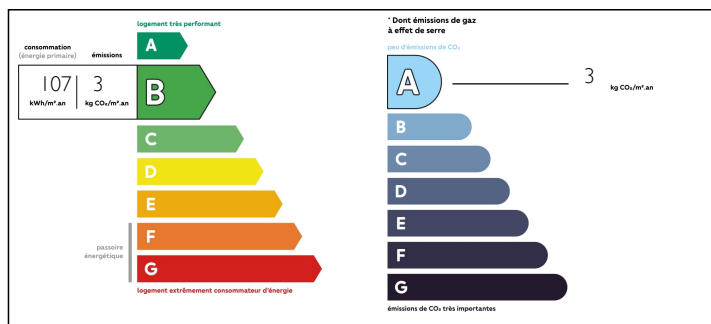
Town:	Pellegrue
Department:	Gironde
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	3500 m2

## IN BRIEF

This is an old stone farmhouse which needs complete renovation. The rooms are each approx 25 msq. There is a large wide central hallway. There is also an outbuilding which could be converted into extra living space possibly business potential to create rental annex. It is surrounded by green fields and vines.



## 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

This is an old stone farmhouse built in 1850 which needs complete renovation. The rooms are each approx. 25 msq. There is a large wide central hallway. There is also an outbuilding which could be converted into extra living space possibly business potential to create rental annex. It is surrounded by green fields and vines. The property is accessed to the left hand side of the property where you will find the main doorway. There is a large wide central hallway with rooms off on both sides. The kitchen is to the right and the dining room to the left. There are 4 bedrooms, 2 are down some steps. There is an outbuiding currently used as a garage and a workshop. This could be converted into extra living space. The roof needs repair. The main house loft space has been insulated and the roof is in good repair. This loft space could be converted. The lowest point in the loft space is 2m in height. There is a fosse septique in a cellar area below one of the bedrooms. there is 2200msq of terrain.

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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: 750 EUR

## NOTES